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## Beautiful house, views Pyrenees

**335 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26881
- Numero di stanze : 5
- Numero di camere da letto : 4
- Superficie abitabile : 145 m<sup>2</sup>
- Superficie del terreno : 5 489 m<sup>2</sup>
- Imposta patrimoniale : 2 800 €



In a quiet residential neighborhood of Saint-Gaudens, close to the town center, this superb 145 m<sup>2</sup> villa offers a living room, dining room, fully equipped kitchen, 4 bedrooms and 2 bathrooms, 2 garages, all set on a 5,000 m<sup>2</sup> plot with views of the Pyrenees.

Beyond the automated gate, a large driveway leads you to the house, a charming two-story building dating from 2000.

As soon as you step inside, you will be charmed by the quality of the interior and the cleverness of its layout.

On the right-hand side, a hallway distributes all the rooms on the ground floor.

In front of you, the living area (40 m<sup>2</sup>) is composed of a cozy lounge with its corner fireplace, a dining room, and in line with it, a fully equipped kitchen (12 m<sup>2</sup>). From these three bright rooms, thanks to their large bay windows, you can access the spacious terrace (50 m<sup>2</sup>), partly covered, facing south with panoramic views of the Pyrenees. This is the ideal spot to relax or enjoy an aperitif with friends.

At the end of the hallway, on the left, you'll find the master bedroom (13.80 m<sup>2</sup>) with a large built-in wardrobe and, once again, a beautiful mountain view through the bay window. Opposite this bedroom is the bathroom with shower, bathtub, and double sink. A separate toilet with washbasin and a laundry room with direct access to the garage and workshop complete the ground floor.

Let's take the staircase leading to the first floor's sleeping area. The landing gives access to 3 bedrooms with wardrobes (10 m<sup>2</sup>, 14 m<sup>2</sup>, and 12.70 m<sup>2</sup>), along with a toilet and bathroom reserved for this level. The entire

floor is air-conditioned for cool nights during the warmest months.

A large garage (43 m<sup>2</sup>) with motorized doors allowing for 2 vehicles, plus an 11 m<sup>2</sup> workshop, complement this home.

On the west side of the property, there is a second building consisting of a two-part garage (45 m<sup>2</sup>), an attic (17 m<sup>2</sup>), and a woodshed (18 m<sup>2</sup>).

The fully fenced and landscaped garden is equipped with 6 built-in watering points, directly connected to the central well for easy maintenance of the lawns, trees, and vegetable garden.

The roof is tiled, the construction is traditional, and the underfloor heating is powered by a mains gas boiler, supplemented by a fireplace insert.

Hot water is provided by a thermodynamic water heater supported by solar panels for improved energy savings.

All windows and doors (aluminum on the ground floor and PVC on the first floor) are fitted with electric shutters, and the property is connected to the mains drainage system.

This home in the south of Haute-Garonne, nestled between countryside and mountains, where summer nights are refreshingly cool, is ready to welcome you and your family as your peaceful retreat with the Pyrenees as a backdrop.

It is located less than 5 minutes from the center of Saint-Gaudens and all amenities (shops, supermarkets, schools, and high school), less than an hour from ski resorts, 1 hour from Toulouse and its airport, 2 hours from the Atlantic Ocean, and 2h15 from the Mediterranean Sea.

Information on the risks this property is exposed to is available on the Géorisques website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**CONSUMO ENERGETICO : C (94)**

**GAS SERRA : C (11)**