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## Loft-Style Apartment Quiet Neighbourhood

**165 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26928
- Numero di stanze : 4
- Numero di camere da letto : 3
- Superficie abitabile : 145 m<sup>2</sup>
- Superficie del terreno : 250 m<sup>2</sup>
- Imposta patrimoniale : 2 000 €



Located in the town centre of Saint-Gaudens, in a quiet neighbourhood, is this loft-style apartment for sale (145m<sup>2</sup>) offering three bedrooms, a spacious living area, washroom, two toilets, a service elevator and a 145m<sup>2</sup> garage.

Discover this magnificent loft marrying comfort, volumes and practicality and located with commerce and services in immediate proximity.

The ground floor has a vast garage, 100m<sup>2</sup>, offering the possibility to house several vehicles to create extra living space, as you wish. There is also a 45m<sup>2</sup> room, ideal for use as an office, workshop, games room etc and a toilet.

A service elevator and stairs lead up to the superb 75m<sup>2</sup> living space, bathed in natural light. There are three comfortable bedrooms complemented by a modern washroom and two toilets.

Construction is traditional, the roof is covered in tile and in good condition. There is an electric powered hot water storage tank. Windows are PVC double glazed. For daily comfort, the loft is entirely air-conditioned and has a fireplace, marrying the modern with old charm. The property is connected to the sewage mains.

A rare property. One for your shortlist!

You will be in immediate proximity to commerce and services, 50 mins from Toulouse and international airport, 2h30 from the Mediterranean and the Atlantic Ocean.