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## Spacious House with Garage

**188 000 €** [ Honorarios al vendedor ]

- Referencia : AF26950
- Número de habitaciones : 9
- Número de habitaciones : 5
- Espacio habitable : 165 m<sup>2</sup>
- Superficie del terreno : 1 500 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 1 214 €



Just 5 minutes from Saint-Gaudens, this spacious 166 m<sup>2</sup> home features a fitted kitchen, two large living areas, five bedrooms, two shower rooms, and a utility room. A large detached garage completes the property, which sits on a fully fenced 1,300 m<sup>2</sup> plot enhanced by a well.

The charm of this very bright house lies in its “Maison de Maître” character, with generous volumes and an elegant garden.

The interior layout follows a classic organization: the entrance hall (3.6 m<sup>2</sup>) opens onto two large living rooms (20 m<sup>2</sup> and 24.5 m<sup>2</sup>) on either side and features a graceful central marble terrazzo staircase leading to the upper floor.

The first living room (20 m<sup>2</sup>), equipped with a fireplace and a closed insert, connects to the fitted kitchen (9 m<sup>2</sup>). From there, you can access the shower room (6 m<sup>2</sup>), the toilets, and the back of the garden.

The second living room (24.5 m<sup>2</sup>), with a wood-burning stove, leads to a first bedroom or an office, depending on your needs. A laundry area is located behind the staircase.

Upstairs, the wide landing opens onto four large wooden-floored

bedrooms (17.5 m<sup>2</sup>, 20.4 m<sup>2</sup>, 11 m<sup>2</sup>, and 17.3 m<sup>2</sup>), as well as a 7 m<sup>2</sup> shower room to be completed.

The attic, with a surface area of 95 m<sup>2</sup>, offers great conversion potential once insulated and fitted with a staircase.

Outside, a large 97 m<sup>2</sup> garage — part of which has recently had its roof redone — can serve as a workshop or shelter for several vehicles.

The fully enclosed garden, with few plantings, offers numerous landscaping possibilities, including the installation of a swimming pool.

The house is of traditional construction, with PVC double-glazed windows, recent PVC shutters, a Roman tile roof in good condition, heating via wood stove and fireplace insert, and hot water produced by an electric water heater. The property is connected to the mains drainage system.

Located just 5 minutes from Saint-Gaudens, 1 hour 10 from Toulouse and its international airport, and only 50 minutes from the nearest ski slopes, this beautiful residence enjoys an ideal setting between the plains and the mountains.

**CONSUMO DE ENERGIA :**

**F (407)**

**EMISIONES DE GASES DE EFECTO**

**C (12)**

**INVERNADERO :**