



HOUSE WITH 4 LIVING ROOMS, 5 BEDS, KITCHEN,
LIBRARY AND OFFICE. SWIMMING POOL,
STABLES, WORKSHOP IN GROUNDS.

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PROPERTY FACT FILE

REFERENCE	A36476APA31
PRICE	€ 540,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	338 m ²
LAND	20510 m ²
TOWN	Saint-Gaudens
DEPARTMENT	
LOCATION	Ski
TYPE	Gîtes
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change



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Beautiful 19th century Maison de Maître set in extensive parkland. Swimming Pool, super covered terrace overlooking the private grounds with 5 bedrooms and 4 living rooms. Visit this beautiful property and begin to enjoy the outdoor and relaxed lifestyle of the Haute Garonne region, within 30 minutes of

DESCRIPTION

Beautiful 19th century Maison de Maître set in extensive parkland. The house is situated on the edge of Saint Gaudens in the Haute Garrone region. The house is within 1 hour 15 minutes of Toulouse and only thirty minutes from the Spanish border and the magnificent Pyrenees mountains.

With two hectares of land, stables and a swimming pool with cover, it's the perfect place to relax and enjoy the outdoor lifestyle of the area. The entire plot is fenced and secure. There is a patio as well as a covered terrace so you can enjoy the outdoors whatever the weather. To the rear of the property there is a workshop and storage rooms as well as a covered area for parking.

Covered terrace leading to the front door and entrance hall

Main Lounge

This is a large elegant room with marble floor and high beamed ceiling. This room of 78 sq metres, is bathed in natural light and offers views of the front and side gardens. There is a curved marble staircase in the middle of the room that leads to two of the bedrooms.

Kitchen

Spacious kitchen with room for a large dining table. Side door leads directly to the patio area to the side of the house. 5.5m x 5.5m

Utility room .

Plumbing and electrics for washing machine and tumble dryer. There is a large ceramic sink. A door leading to the rear of the house. There is also a door leading to a WC. 3.4m x 2.0m

Cellar

The cellar is equipped with shelving for wine storage. There is also a water softener installed.

Bedroom

Bright and spacious bed...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A36476APA31>

COMPLETE FILE AND PHOTO ON REQUEST

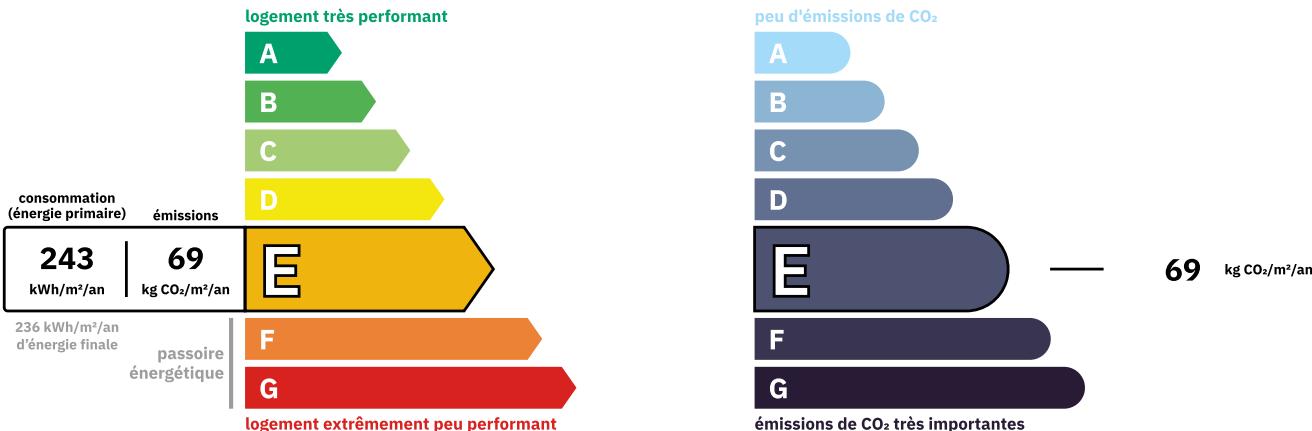


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



Property Energy consuming
Estimated annual energy costs
between 7964 € and 10774€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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CONTACT

Réf :A36476APA31

FILE COMPLETE
AND PHOTOS
ON REQUEST

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