LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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 m²
LAND	20510 m²
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 1hour 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://leggettprestige.com/luxury-property-for-sale/view/A36476APA31

COMPLETE FILE AND PHOTO ON REQUEST

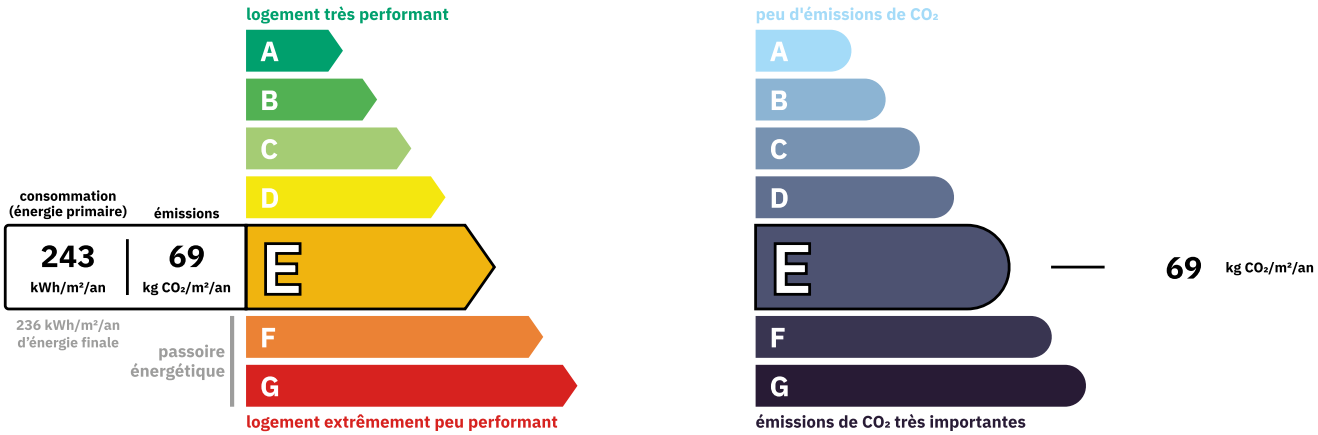
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36476APA31

FILE COMPLETE AND PHOTOS ON REQUEST

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