





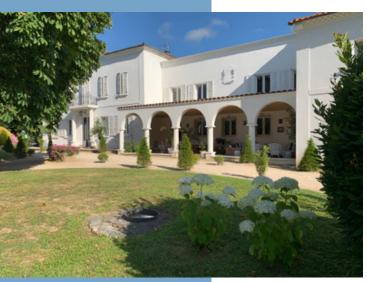
HOUSE WITH 4 LIVING ROOMS, 5 BEDS, KITCHEN, LIBRARY AND OFFICE. SWIMMING POOL, STABLES, WORKSHOP IN GROUNDS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE, UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A36476APA31
PRICE	€ 550,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	338 m²
LAND	20510 m ²
TOWN	Saint-Gaudens
DEPARTMENT	
LOCATION	Ski
ТҮРЕ	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

DESCRIPTIF

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. $5.5m \times 5.5m$

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. $3.4m \times 2.0m$

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 <u>COMPLETE FILE AND PHOTO ON REQUEST</u>

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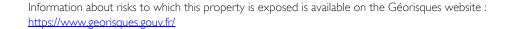


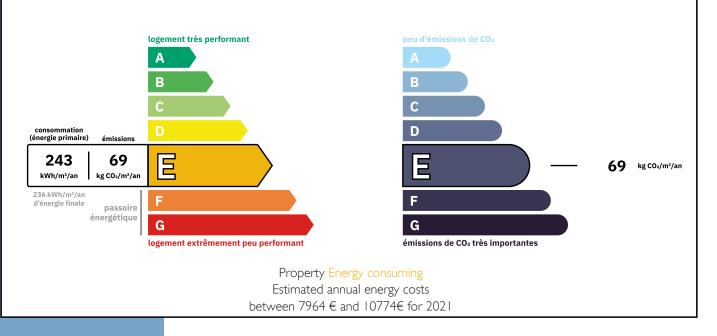


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CONTACT

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