



TRADITIONAL COMMINGEOISE HOUSE WITH 250
M² OF LIVING SPACE ON A 3,000 M² PLOT,
INCLUDING A FORMER CARPENTRY

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PLOT, INCLUDING A
FORMER ...



PROPERTY FACT FILE	
REFERENCE	A38836AK31
PRICE	€ 615,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	250 m ²
LAND	3000 m ²
TOWN	Saint-Gaudens
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Peaceful setting with a large, tree-filled garden
- Large and character-filled property dating 1850
- Fully renovated, like new.
- Currently, 2 guest rooms are rented.
- The Commingeaise house is a home full of character

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Maison COMMINGEISE rénoverée – Charme, volumes généreux et potentiel exceptionnel

Située dans un cadre calme et verdoyant, cette élégante maison de maître rénoverée avec soin offre environ 250 m² habitables sur un

DESCRIPTION

Commingeaise House from 1850 – Charm, Spaciousness, and Quality Renovation – 250 m² Living Space + Outbuildings

Located in a peaceful and green environment, this elegant manor house, built in 1850, has been carefully renovated while preserving its authenticity. Offering approximately 250 m² of living space, it impresses with its generous volumes, period charm, and excellent overall condition.

On the ground floor:

A large through hallway featuring a magnificent solid elm staircase.

On the left: a utility room with pantry-style storage, and a bright 31 m² dining room overlooking the park.

On the right: a recent 20 m² fitted kitchen open to a cozy 26 m² living room with a wood-burning fireplace (closed hearth).

On the first floor:

Four large bedrooms (15 to 25 m²), three with en-suite shower rooms and one with a dressing room.

A through corridor serving the rooms and opening onto a balcony with clear views of the park.

Attic:

A staircase leads to a 150 m² convertible attic with a high ceiling, balcony, and breathtaking views. Ideal for additional bedrooms, a playroom, a home cinema, or a loft.

Technical features:

Double glazing throughout

Roof in excellent condition (redone in 2018)

Two heat pumps (installed in 2019) with cast iron radiators

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38836AK31>

COMPLETE FILE AND PHOTO ON REQUEST

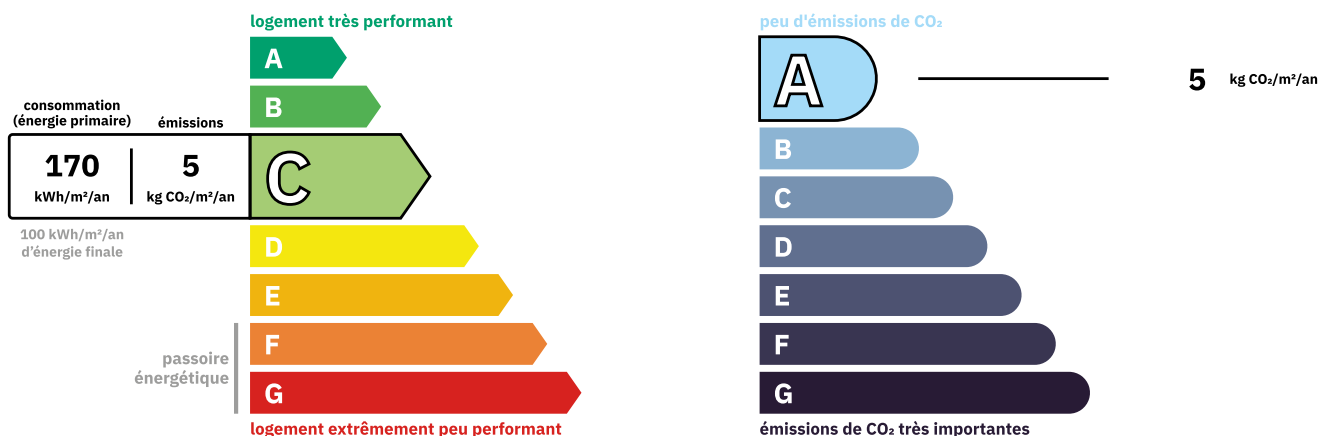


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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 2720 € and 3730€ for 2023

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

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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 : A38836AK3 I
FILE COMPLETE
AND PHOTOS
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