



TRADITIONAL COMMINGEOISE HOUSE WITH 250  
M<sup>2</sup> OF LIVING SPACE ON A 3,000 M<sup>2</sup> PLOT,  
INCLUDING A FORMER CARPENTRY



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COMMINGEOISE HOUSE  
WITH 250 M<sup>2</sup> OF LIVING  
SPACE ON A 3,000 M<sup>2</sup>  
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 <sup>2</sup>
LAND	3000 m <sup>2</sup>
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 m<sup>2</sup> habitables sur un

## DESRIPTIF

Commingeaise House from 1850 – Charm, Spaciousness, and Quality Renovation – 250 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> dining room overlooking the park.

On the right: a recent 20 m<sup>2</sup> fitted kitchen open to a cozy 26 m<sup>2</sup> living room with a wood-burning fireplace (closed hearth).

On the first floor:

Four large bedrooms (15 to 25 m<sup>2</sup>), 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 m<sup>2</sup> 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

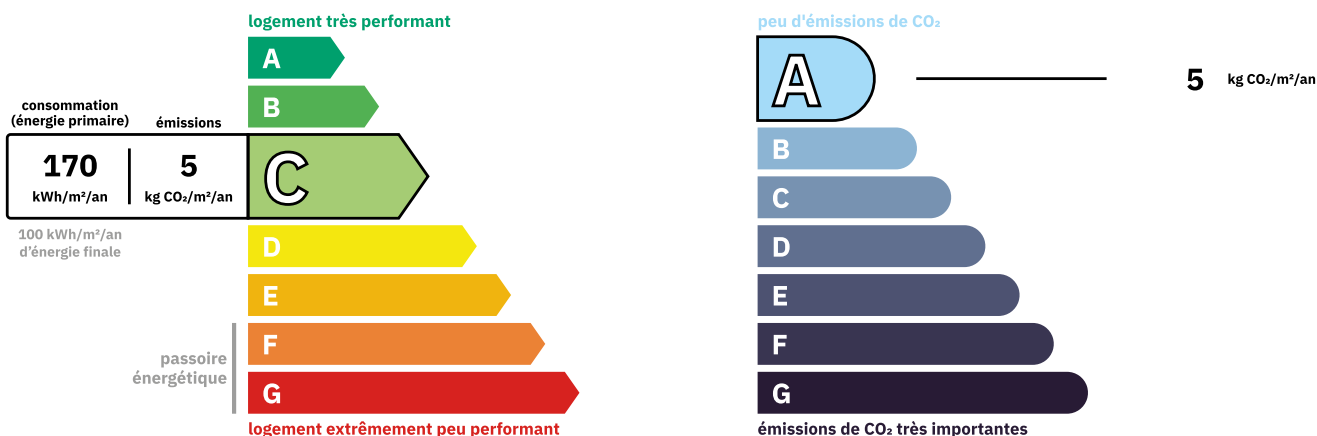


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## ENERGIE-DPE

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

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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