

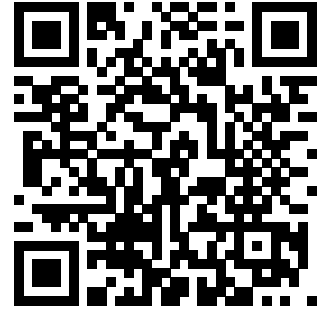


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## Charming Four-Bedroom Townhouse

**211 000 €** [ Fees paid by the seller ]



- Reference : AF26218
- Number of rooms : 5
- Number of bedrooms : 4
- Living space : 144 m<sup>2</sup>
- Land size : 2 467 m<sup>2</sup>
- Local taxes : 1 380 €



Located in a small town with 11000 inhabitants of the Comminges region is this pretty home for sale offering four bedrooms, a spacious living/dining room, fitted kitchen, washroom, bathroom, toilet and a garden with trees on 2400 m<sup>2</sup> of fenced land.

This comfortable home enjoys lots of natural light and is in a leafy setting. Inside, the entrance hall serves the living space opening to a terrace with a pleasant view of the mountains.

The 7.5m<sup>2</sup> fitted kitchen opens to the 56m<sup>2</sup> living room with wood burner for a cosy atmosphere.

Stairs lead up from the entrance hall to three bedrooms (two of 9m<sup>2</sup> and 11m<sup>2</sup>), each with storage space, and a washroom.

Back to the living room and a spiral staircase leads to the basement and a 19m<sup>2</sup> bedroom or office enjoying natural light from the garden via a patio door. There is a 7m<sup>2</sup> bathroom, a storage cellar and a laundry area.

Outside, there is a summer kitchen area as well as the shaded garden filled with flowers. At the end of the garden is a pretty pond in a bucolic setting.

The roof is covered in tile. Windows are wooden framed and double glazed. There is gas central heating connected to the mains and a wood burner. There is a hot water storage tank. The property is connected to the sewage mains.

This charming home is in an ideal location in the town centre with all commerce and services within walking distance and a hospital. 1h from Toulouse, 45 mins from Tarbes, 1h from skiing, 2h from the Basque coast and Spanish border, 2h30 from the Mediterranean Sea.

**ENERGY CONSUMPTION : E (305)**

**GREENHOUSE GAS : E (64)**