

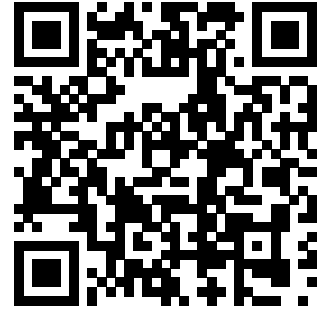


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Charming Stone-Built Home

455 000 € [Fees paid by the seller]



- Reference : AF26229
- Number of rooms : 4
- Number of bedrooms : 3
- Living space : 190 m²
- Land size : 4 961 m²
- Local taxes : 840 €



Located 20 mins from Saint-Gaudens is this 250m² home for sale offering visible stone walls and including a spacious living room, master bedroom, two more bedrooms and a washroom. The are 4900m² of grounds with trees in a unique setting with a lovely view.

This unique home, thoughtfully adapted to its environment, will make a lovely home for a family searching a primary or holiday home on the doorstep of the Pyrenees. It is south-facing, constructed using quality materials and is perfectly situated close to the mountains and ski areas.

The house has a 10m² entrance hall which serves a spacious living/dining room offering 60m² of space with lots of natural light and augmented by a pellet burner and a wide patio door opening to face the mountains.

There is a 17m² fitted kitchen which opens to the dining area, a larder and a 13m² laundry room and a toilet.

A wooden staircase leads up to a the 19m² master bedroom suite, a 10m² bedroom, 7m² washroom and a toilet. Upstairs is a 43m² bedroom/office with sloped ceiling. There is a 61m² double garage which is attached to a 35m² stable.

Outside, there is a 100m² terrace which overlooks the 3800m² pasture and offers a lovely view from the property.

The tile roof covering and insulation are new, windows are PVC double glazed, heating is assured by the wood burner and electric radiators. There is an automated watering system in place. The property is served by an individual sewage system (micro station).

You will be 10 mins from commerce and services in Aspet, 20 mins from Saint Gaudens, 30 mins from Spain and from skiing, 1h from Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean.

ENERGY CONSUMPTION : **C (177)**

GREENHOUSE GAS : **A (5)**