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## Character house, outbuilding, 1,9 ha

**467 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26869
- Количество жилых комнат : 7
- Количество спальных комнат : 4
- Жилая площадь : 200 м<sup>2</sup>
- Площадь земельного участка : 19 970 м<sup>2</sup>
- Налог с недвижимого имущества : 1 055 евро



Located 15 km from Saint-Gaudens, this charming period property (built in 1881), set in a dominant position, offers 200 m<sup>2</sup> of living space and comprises a spacious kitchen, dining room, living room, 4 bedrooms, 2 bathrooms, a laundry room, boiler room, 2 large terraces (one covered), and a workshop. All set on 1.9 hectare of private land with stunning views of the Pyrenees.

Nestled in an exceptional setting, this delightful 200 m<sup>2</sup> character home will appeal to lovers of nature, open space, and authenticity.

As soon as you enter, the large entrance hall (13 m<sup>2</sup>) sets the tone of the house with its charm and character.

On the left, a newly fitted and fully equipped kitchen (22 m<sup>2</sup>) with a new wood-burning stove, both functional and modern. On the right, a bright and spacious living room (24 m<sup>2</sup>), extended by a welcoming dining room (26 m<sup>2</sup>), perfect for entertaining family and friends. This area opens onto a beautiful 26 m<sup>2</sup> terrace with unobstructed views, sheltered from prying eyes.

A laundry room, boiler room, and storage cupboards complete the practical facilities, adding comfort to everyday life.

Back in the hall, a magnificent central wooden staircase - the true backbone of the house - leads to the first floor, dedicated to the night quarters.

Upstairs, a generous landing, enhanced by large openings overlooking the inspiring surroundings, bathes the space in natural light and offers peaceful, ever-changing views of the landscape. The four bedrooms (10/13/17

and 21 m<sup>2</sup>) are all ideally oriented, enjoying the same preserved and breathtaking outlook.

The outbuilding, with its superb 70 m<sup>2</sup> covered terrace framed by beautiful pink Aurignac stone walls, adds undeniable charm to the property. A 20 m<sup>2</sup> workshop with convertible attic space is also available.

The 1.9-hectare grounds, nicely planted with trees, create a tranquil and natural setting.

Traditional construction with tiled roof (in perfect condition on the main house; brand new on the outbuilding), PVC double-glazed windows, brand-new thermodynamic water heater, oil-fired central heating complemented by a new wood-burning stove in the kitchen, and septic tank drainage.

Ideally located: 15 km from Saint-Gaudens, 1h15 from Toulouse and its international airport, and 2h30 from both the Mediterranean and the Atlantic coast.

**Расход энергии :** C (145)

**Газ с парниковым эффектом :** C (26)