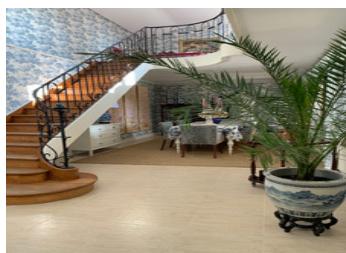


House with 4 living rooms, 5 beds, kitchen, library and office. Swimming pool, stables, workshop in grounds.



INFORMATION

Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	338 m2
Plot Size:	20510 m2

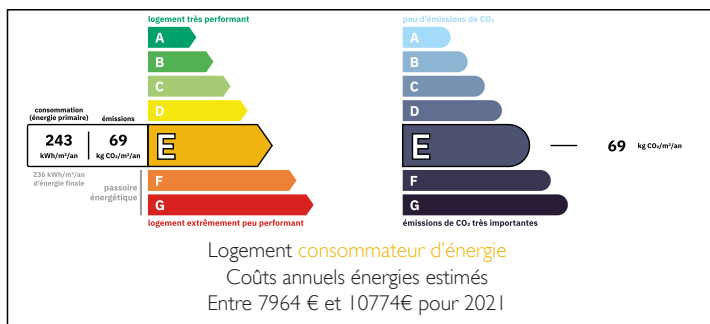


IN BRIEF

Beautiful 19th century Maison de Maître set in extensive parkland. Swimming Pool, super covered terrace overlooking the private grounds with 5 bedrooms and 4 living rooms.

Visit this beautiful property and begin to enjoy the outdoor and relaxed lifestyle of the Haute Garonne region, within 30 minutes of the magnificent Pyrenees and Spain.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful 19th century Maison de Maître set in extensive parkland. The house is situated on the edge of Saint Gaudens in the Haute Garrone region. The house is within 1 hour 15 minutes of Toulouse and only thirty minutes from the Spanish border and the magnificent Pyrenees mountains.

With two hectares of land, stables and a swimming pool with cover, it's the perfect place to relax and enjoy the outdoor lifestyle of the area. The entire plot is fenced and secure. There is a patio as well as a covered terrace so you can enjoy the outdoors whatever the weather. To the rear of the property there is a workshop and storage rooms as well as a covered area for parking.

Covered terrace leading to the front door and entrance hall

Main Lounge

This is a large elegant room with marble floor and high beamed ceiling. This room of 78 sq metres, is bathed in natural light and offers views of the front and side gardens. There is a curved marble staircase in the middle of the room that leads to two of the bedrooms.

Kitchen

Spacious kitchen with room for a large dining table. Side door leads directly to the patio area to the side of the house. 5.5m x 5.5m

Utility room .

Plumbing and electrics for washing machine and tumble dryer. There is a large ceramic sink. A door leading to the rear of the house. There is also a door leading to a WC....