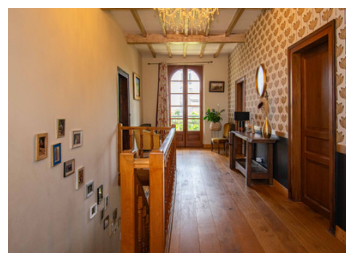


Traditional Commingeoise house with 250 m<sup>2</sup> of living space on a 3,000 m<sup>2</sup> plot, including a former carpentry



## INFORMATION

Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	4
Bath:	4
Floor:	250 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>



## IN BRIEF

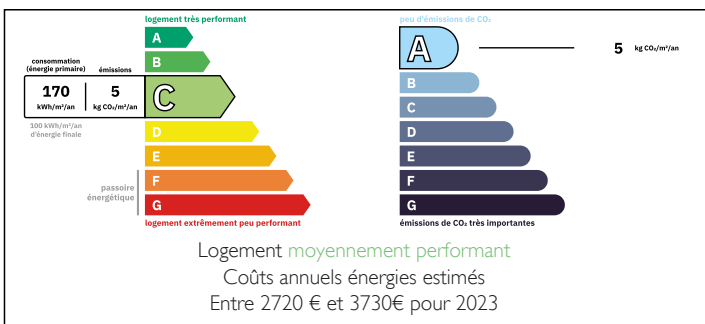
Maison COMMINGEOISE rénovée – Charme, volumes généreux et potentiel exceptionnel

Située dans un cadre calme et verdoyant, cette élégante maison de maître rénovée avec soin offre environ 250 m<sup>2</sup> habitables sur un splendide terrain arboré de 3 000 m<sup>2</sup>.

Vous serez conquis par le charme unique de cette grande bâtisse, alliant authenticité et finitions de qualité, dans un état quasi neuf. Actuellement exploitée avec deux chambres d'hôtes à très bonne rentabilité, elle constitue une parfaite demeure familiale ou un projet d'accueil touristique réussi.

En complément, une ancienne menuiserie de 160 m<sup>2</sup> à rénover ouvre de belles perspectives pour aménager un gîte, un atelier ou un espace de vie supplémentaire selon vos besoins.

## 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.



## DESCRIPTION

Commingeoise 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)

## LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

## NOTES