



House

SAINT GAUDENS (31)

171 000 €*

* Agency fees to be paid by the seller



160 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

!!! Exceptional Capifrance!!! 2kms around SAINT GAUDENS, lots of charm for this village house including: Ground floor: Entrance-hallway, Laundry room, Shower room, 1st floor: Landing, splendid Living-dining room of 52m² with Balcony, American kitchen, 2nd floor: Landing , 3 Bedrooms including 1 with Balcony, Cupboards, Shower room with WC, 3rd floor: Attic bedroom, Shower room, Aluminum/PVC double glazed carpentry, Pellet stove, Mains drainage, l. Land 1200€ uros, no courtyard, no garden, A64 motorway 5 minutes away, Toulouse & Pau 1 hour away, Tarbes, Lourdes, Muret 45 minutes away,!!! to visit without delay!!! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Jean-Michel
PUISSEUR**

SAINT-GAUDENS (31800)

Agent

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TOULOUSE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846033
Property type House
Year of construction 1900
Exposure TRAVERSANT
View Vue dégagée, sur Village

SURFACES

Living space 160 m²
Living room surface 52 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 4
Toilets count 2
Washrooms 3
Balcony 1

DPE/GES

DPE 206
GES 25

APPENDIX

Parking extérieur
Parking space 1
Garage 1
Videophone Non

SERVICES

Heater granules
Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle