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Villa Exceptional View Pyrenees

360 000 € [Gebühren an den Verkäufer]

- Referenz : AF26923
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 3
- Wohnfläche : 140 m²
- Grundstücksfläche : 2 500 m²
- Grundsteuer : 1 578 €



Nestled in the heights 2km from Saint-Gaudens, in a privileged setting, is this elegant bungalow villa for sale. Constructed in 2006 it offers 140m² of space. There is a spacious living room, kitchen, larder, three bedrooms of which a master suite, bathroom, washroom, big terrace, garage and an annexe plus 2500m² of land with an exceptional panoramic view of the Pyrenees.

You will appreciate the spacious living area (40m²), bathed in natural light via wide patio doors which open to the 100m² panoramic terrace, partly covered and perfect for appreciating the natural beauty and exceptional view of the Pyrenees mountain range.

To your left is the 15m² fitted kitchen and a 10m² larder.

To your right, a corridor serves the three bedrooms (13m², 14m² & 15m²), one of which a master bedroom with walk-in wardrobe and washroom, marrying functionality and intimacy.

Implanted in 2500m² of perfectly maintained land with trees, the property also enjoys a 4x8m swimming pool with solar shower, a garage, a basement offering numerous possibilities for storage etc and an annexe offering the possibility to increase your living space by 37m² or use as a workshop, guest room, storage...

A rare property in this sector, ideal for nature lovers and those seeking open spaces and tranquility with the Pyrenees a backdrop. Visit and let yourself be captured by the exceptional quality of life this charming property proposes.

Construction is traditional, windows are PvC double glazed with automated roller shutters. There is reversible air-conditioning for comfort in all seasons as well as electric radiators. The property has an individual sewage system. The property is connected to fibre optic cable for high speed internet.

You will be a couple of mins from Saint-Gaudens in a dominant position, close to A64 motorway, 40 mins from Toulouse and international airport, 2h30 from Atlantic coast and from the Mediterranean.

ENERGIEVERBRAUCH : C (175)

TREIBHAUSGAS : C (5)