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## Lovely Comminges-Home Views Pyrenees

**244 000 €** [ Honorarios al vendedor ]



- Referencia : AF25976
- Número de habitaciones : 6
- Número de habitaciones : 3
- Espacio habitable : 170 m<sup>2</sup>
- Superficie del terreno : 600 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 700 €



Located in a small hamlet on the doorstep of the Comminges region, 1h15 south-west of Toulouse, is this family home with views proposing three bedrooms, two living-dining rooms, a kitchen, washroom, toilet, loft, an empty space to exploit, a garage, fitted barbecue area and leafy garden on a fenced plot of 600m<sup>2</sup>.

You will appreciate the bucolic location and fall under the spell of these foothills where you can perhaps go walking and enjoy the clean air.

In the square of this small hamlet, the red gateway of this property opens its arms to you. Stepping inside into the courtyard, you will discover this two level, south-facing home. To the left of the courtyard is the house and to the left are the garden and garage. Two patio doors of the facade allow access inside. The second set access the kitchen, big enough at 23m<sup>2</sup> for you to take your meals. There is also a fireplace and wood burner which diffuses heat throughout the house.

To the right of the kitchen is the first sitting room measuring 24m<sup>2</sup> which has lots of natural light and a view of the garden.

To the left is the second sitting room with 31m<sup>2</sup> and has a toilet and a fireplace to put back into working order. This room has the other set of patio doors opening to the courtyard. A wooden staircase leads up to a 35m<sup>2</sup> space with lots of natural light and room for your project. A generous windows allows a lovely view.

A staircase from the kitchen allows access to the bedrooms. A door and an 8m<sup>2</sup> corridor serves a 19m<sup>2</sup> bedroom with panoramic view of the garden, hills and the village. A small door leads to a 48m<sup>2</sup> loft in perfect condition but more adapted for storage. The second and third bedrooms are smaller at 11m<sup>2</sup> but have as much charm and the same views. Finally, a 2m<sup>2</sup> washroom is located at the end of the corridor next to the third bedroom. Lovely wooden flooring will add to your enthusiasm for this splendid family home.

Outside, there is a 28m<sup>2</sup> garage, toilet, a terrace with equipped barbecue under a lean-to, a covered wooden courtyard and a lovely garden. Possibility to house two families or creation of a gîte.

The roof is covered in tile and in good condition, as well as the lean-to. Construction is traditional. Windows are aluminium framed and double glazed. Heating uses wood and electricity. There is a thermodynamic water heater less than 5 years old. The kitchen has gas cooking using a bottled supply. The insulation in the loft and upper floor is less than 10 years old. The roof is insulated. The sewage system will have to be brought up to current regulations.

You will adore the beauty of the area, the absolute peace and quiet as well as access to walking and skiing.

You will be 7 mins from all commerce and services, 20 mins from big supermarket and hospital, 1h15 from Toulouse and airport, 35 mins from skiing, 50 mins from Spain, 2h20 from the Atlantic coast and 2h30 from the Mediterranean.

CONSUMO DE ENERGIA :

E (311)

EMISIONES DE GASES DE EFECTO INVERNADERO : B (10)