

Architect designed 4 bedroom house in a lovely quiet village with exceptional panoramic views of the Pyrenees



## INFORMATION

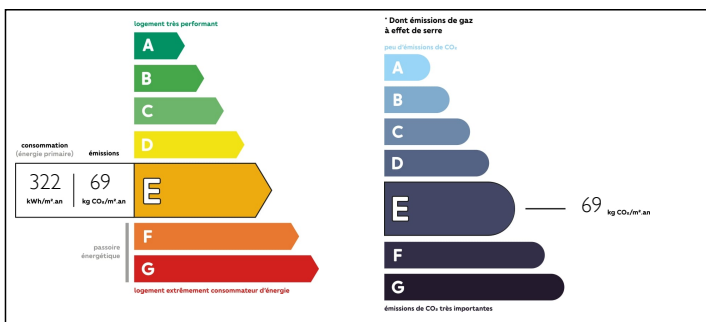
Town:	Aspret-Sarrat
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	1998 m2

## IN BRIEF

This south facing home has breath-taking panoramic views across to the mountains. It is warm, bright, spacious and has a large garden with flower beds and trees. Economical to maintain, the heating and electricity bills are extremely small compared to similar houses in different locations due to the sunny, unobscured location. There are 4 or 5 bedrooms (one is currently being used as an office). Situated in a peaceful friendly village yet only 7 km to the main town of the region with every shop and service you require. A perfect family home or holiday home with excellent rental potential. There are 2 ski resorts 40 minutes away, a golf course, stunning walks/hikes, cycle routes and lakes and rivers to enjoy within a short distance. St Gaudens station/motorway junction are 10 mins by car allowing you to visit Toulouse. Not to be missed - there are 360 degree tours of each room in the...



## ENERGY - DPE



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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 foncière: 1155 EUR**

## NOTES

## DESCRIPTION

This architect designed home was built around 1980 and is situated on a quiet lane in this peaceful friendly village with a population of around 130 residents and an average altitude of 433 m.

### Exterior/land

You turn into the driveway of the house with parking, external lighting with a garden with bushes to the right and a garage, patio area and the house to the left.

The property has a garage with electric door, electricity, window with grill and a storage area/workshop.

To the side of the garage is a patio area shaded by trees for hot summer days with a covered wood store, a hose pipe connected to mains water and a gate that gives access to the land at the rear of the house – your first glimpse of the outstanding panoramic views afforded by this home.

To the other side of the house a gate opens to the garden at the side with an additional hose pipe.

The house is south facing with an enclosed garden that looks out to the mountains, it is a view that takes your breath away.

The garden has flower beds, trees, a potting/garden shed profits from sunshine all day.

### HOUSE – GROUND FLOOR

From the driveway you pass the main door into the entrance hall with:

- Reversible heat/air conditioning unit (Mitsubishi)
- Alarm
- Spiral staircase to the first floor
- Door into the kitchen/dining area.