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## Riverside Home Barousse Valley

211 000 € [ Vergoedingen aan de verkoper ]



- Referentie : AF25939
- Aantal kamers : 4
- Aantal slaapkamers : 3
- Woon oppervlak : 96 m<sup>2</sup>
- Grond oppervlak : 1 400 m<sup>2</sup>
- Grond belasting : 650 €



Located in the heart of the valley of Barousse and 20 mins from Saint Gaudens is this 96 m<sup>2</sup> home for sale offering a living area, kitchen, three bedrooms, bathroom, toilet and two garages on a leafy plot bordered by a stream.

This welcoming home, in a countryside setting, offers comfortable and cosy spaces.

Inside, the 13m<sup>2</sup> fitted kitchen serves the pleasant 29m<sup>2</sup> living room; a door leads to the 25m<sup>2</sup> garage attached to the house.

Stairs lead up from the hall to three bedrooms (10m<sup>2</sup>, 10.7m<sup>2</sup> & 11.5m<sup>2</sup>, each with storage space), a walk-in wardrobe, 6m<sup>2</sup> bathroom and a separate toilet.

Note possibility to extend the current living area into the attached garage.

Outside and separate from the house is a 28.46m<sup>2</sup> garage and a shaded and luxuriant flower-filled garden with private accès to the stream. A charming a bucolic place.

The roof is covered in tile.

Windows are double glazed equipped with wooden shutters.

Heating is assured by a wood burner equipped with a ventilation system.

There is an electric-powered 200 litre hot water storage tank.

The property is connected to the sewage mains.

This charming home is in the heart of the Barousse valley, 15 mins from Montrejeau and all commerce and services, 20 mins from Saint-Gaudens, 30 mins from skiing and from the Spanish border, 1h15 from Toulouse, 2h15 from the Atlantic Ocean and 2h30 from the Mediterranean.

**ENERGIE VERBRUIK : D (178)**

**BROEIKAS EFFECT : D (43)**