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## Pleasant Bungalow

**270 000 €** [ Vergoedingen aan de verkoper ]

- Referentie : AF26925
- Aantal kamers : 4
- Aantal slaapkamers : 2
- Woon oppervlak : 94 m<sup>2</sup>
- Grond oppervlak : 1 400 m<sup>2</sup>
- Grond belasting : 2 127 €



Located 10 mins from Saint-Girons and close to commerce and services is this lovely 94m<sup>2</sup> bungalow comprising an open kitchen to the living/dining room and conservatory, two bedrooms, a study, a bathroom, toilet and 115m<sup>2</sup> basement. The property extends on 1430m<sup>2</sup> of land with a view of the Pyrenees.

Perfectly located in a quiet corner of nature yet close to commerce and services, this home offers comfort and economical energy consumption.

The 6m<sup>2</sup> entrance leads to the 24m<sup>2</sup> living space, overlooked by the visible wooden beams, and with a view of the garden via the patio doors.

The living space is cosy with its wood burner. The 10m<sup>2</sup> kitchen is open to the living space, separated by a bar with storage cupboards. It opens to the 7.5m<sup>2</sup> conservatory, ideal for enjoying meals all year round and creating a natural entrance from the garden. A 15m<sup>2</sup> tiled terrace completes this ensemble.

To the left of the entrance, a corridor has storage cupboards and serves the two bedrooms, each 12m<sup>2</sup>, a small 5m<sup>2</sup> office, a 5.5m<sup>2</sup> washroom and the toilet.

Stairs lead down to the huge basement which is an important selling point. Covering the entire surface of the house, it contains a 33m<sup>2</sup> garage and workshop, a 6m<sup>2</sup> laundry, 20m<sup>2</sup> utility room, a 4m<sup>2</sup> larder and an further 45m<sup>2</sup> of sapce.

Construction is traditional, windows are PVC double glazed. There is underfloor heating assured by a water circulation system (east facade solar panels) and complemented by a heat pump. The same circuit serves to

provide cool air in summer. There are two electric powered hot water storage tanks.

The roof is covered in tile and in very good condition. There is an individual sewage system.

You will be just 10 mins from Saint Girons, 40 mins from Saint Gaudens, 1h10 from Toulouse and airport, 45 mins from Foix. Skiing 50 mins.

**ENERGIE VERBRUIK : C (127)**

**BROEIKAS EFFECT : A (3)**