

[Click to view MFH-ADF1626168](#)

## Countryside House for sale in Haute-Garonne

Montréjeau , Haute-Garonne , Occitanie



**€630,000**

inc. of agency fees

5 Beds

300 sqm

1.5 ha

Located in a quiet spot between Lannemzan and Montréjeau is this splendid villa-bungalow with more than 1.5 hectares of grounds. There...

### At a Glance

**Reference** MFH-ADF1626168

**Near to** Montréjeau

**Price** €630,000

**Bed** 5

**Pool** Yes

**Hab.Space** 300 sqm

**Land** 1.5 ha

**Land Tax** N/A

### Property Description

Located in a quiet spot between Lannemzan and Montréjeau is this splendid villa-bungalow with more than 1.5 hectares of grounds. There are 300m<sup>2</sup> of living space, five bedrooms, a heated swimming pool, terraces and outbuildings.

You will fall under the spell of this charming home as soon as you arrive.

Inside the entrance, a staircase leads up to two 15m<sup>2</sup> bedrooms, each with toilets.

To the left of the entrance is the 110m<sup>2</sup> living room with fireplace and a dining area. There is a bar area, ideal for spending time with friends and family and a charming and cosy TV room.

To the right of the entrance is a space currently housing a pool table and a piano. This 45m<sup>2</sup> space may serve as office, games room or extra bedroom.

Continuing on is the 15m<sup>2</sup> fitted kitchen, a 14m<sup>2</sup> study, two bedrooms (13m<sup>2</sup> and 16m<sup>2</sup>), a bathroom with both shower and bath, access to the terrace and access to to the 45m<sup>2</sup>, two-vehicle garage.

Thanks to the numerous patio doors, this villa enjoys lots of natural light to its interior.

All windows are double glazed and have automated shutters. Central heating is supplied by gas.

The grounds of the property have a 4x10m swimming pool, a petanque court and 80m<sup>2</sup> of outbuildings. The numerous terraces around the house will allow you to enjoy the sun all day long.

There is an automated gate to the property. The house has an alarm. The property is served by an individual sewage system.

You will be just over 10 mins from Montrejeau, under 20 mins from Lannemezan, 45 mins from Tarbes, 1h from skiing, 1h15 from Toulouse airport, 2h from Biarritz and 2h45 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€630,000

## Key Information

Internal Area:	300 sqm
Land Area:	1.5 ha
Swimming Pool?	Yes

## Location: Occitanie



# Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates