

[Click to view MFH-EAT5102](#)

Quercy stone house with splendid view

Tarn-et-Garonne , Occitanie



€429,000

inc. of agency fees

4 Beds 2 Baths 242 sqm 0.51 ha

Located in a charming village perched on the border of the Lot, this 244m² building built with local materials benefits from an exceptional environment. Modernized by the current owners, this house offers...

At a Glance

Reference	MFH-EAT5102	Near to	Toulouse	Price	€429,000
Bed	4	Bath	2	Hab.Space	242 sqm
Land	0.51 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in a charming village perched on the border of the Lot, this 244m² building built with local materials benefits from an exceptional environment.

Modernized by the current owners, this house offers very nice amenities, such as its kitchen equipped with major brands, its oak library, or its stone fireplace.

An interior designer even helped convert the garden level area into a magnificent 35m² master suite,

equipped with a large dressing room and a bathroom.

In total, four bedrooms, two of which are on the ground floor, with shower rooms and toilets on both levels. A 5000m² park planted with magnificent fruit trees and multicolored bushes contributes to providing a true haven of peace.

As for its 40m² veranda facing South/East, insulated and heated, it promises magnificent moments all year round with its breathtaking view of the Pyrenees.

And the 10m by 4m swimming pool, surrounded by boxwood and English grass, immerses us in a little paradise.

Double advantage, no neighborhood nuisance, while being close to small essential shops, in a typical Quercy blanc village.

ENERGY CLASS E / CLIMATE CLASS E

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros4,280 and euros5,790

Information on the risks to which this property is exposed is available on the G orisks website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€429,000

Key Information

Year Built:	1973
Internal Area:	242 sqm
Land Area:	0.51 ha
Has a Garden	Yes
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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved