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## Property for luxury, calm and pleasure

Lot , Occitanie



**€998,000**

inc. of agency fees

6 Beds      232 sqm      10.05 ha

Like a sense of the end of the world, you arrive there via a beautifully designed white path. The 10 hectares of woods and meadows, the songs of birds and nature surround us completely. The upper part...

### At a Glance

**Reference** MFH-EAT969ET

**Bed** 6

**Land** 10.05 ha

**Near to** Toulouse

**Pool** Yes

**Price** €998,000

**Hab.Space** 232 sqm

**Land Tax** N/A

### Property Description

Like a sense of the end of the world, you arrive there via a beautifully designed white path. The 10 hectares of woods and meadows, the songs of birds and nature surround us completely.

The upper part of the building, with its boletus dominating the property, houses the medieval part of the house.

A large dining room with its monumental fireplace, and a kitchen opening onto the terrace, where several nooks and crannies invite us to relax.

On the other side, a huge living room with a magnificent library and a master suite with its bathroom, dressing room and toilet.

This entire level has reversible ducted air conditioning.

The lower part opens onto an entrance, the boiler room, then a splendid arched passage opening onto an old prayer room.

On this ground floor, there are four apartments all with independent access, two of which are on the pool side.

They all have bathrooms and a kitchenette, air conditioning, and can have a hotel function or serve as a guest room.

The outbuildings represent 240 m<sup>2</sup> and are in very good condition.

One of them, a former bread oven, has been transformed into an office/library.

On the pool side, the atmosphere there is magical, and the entire filtration system is new and less than ten years old.

As for the meadow that extends it, we could even transform it into a golf green if we feel like it.

Not to mention all these little paths that lead into groves where a spring flows...

5 minutes from a magnificent village with all amenities, enjoying an exceptional environment, this house dating from 1623 has an improbable DPE thanks to its high-end and modern renovation.

Heat pump, carport with photovoltaic panels, double aluminum glazing, thermodynamic water heater, optical fiber...

#### ENERGY CLASS C / CLIMATE CLASS A

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros2,240 and euros3,070

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

Summary

Property type:	Farmhouse
Bedrooms:	6
Price	€998,000

Key Information

Year Built:	1623
Internal Area:	232 sqm
Land Area:	10.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery











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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](mailto:bonjour@my-french-house.com)**.

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## 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**



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