

[Click to view MFH-ADF1626214](#)

House for sale in Haute-Garonne

Saint-Martory , Haute-Garonne , Occitanie



€199,000

inc. of agency fees

5 Beds 185 sqm 0.14 ha

Located at the foot of the Pyrenees, 50 mins south-west of Toulouse, is this spacious home offering 185m² including a living/dining...

At a Glance

Reference	MFH-ADF1626214	Near to	Saint-Martory	Price	€199,000
Bed	5	Pool	No	Hab.Space	185 sqm
Land	0.14 ha			Land Tax	N/A

Property Description

Located at the foot of the Pyrenees, 50 mins south-west of Toulouse, is this spacious home offering 185m² including a living/dining room, generous kitchen, laundry, five bedrooms, washroom, two toilets and an outbuilding on 1350m² of fenced land with trees.

The 12m² entrance hall serves, from right to left, the 22m² fitted kitchen, a toilet, 7.60m² laundry, 39m² living/dining room and a passageway serving a 16.50m² space for use as a bedroom or office.

Back to the entrance and a wooden staircase leads up to a landing serving three bedrooms (9.9m², 12m² & 12.9m²), a washroom with toilet and a 5m² walk-in wardrobe.

The stairs leads up a 37m² bedroom with an open view via the patio door of the surrounding countryside and Pyrenean foothills.

Construction is traditional using materials from the Garonne valley. The roof is in good condition. Windows are PVC double glazed. Heating is provided by reversible air-conditioning, electric-powered radiators and a wood burner. There is an electric-powered hot water storage tank. The property is connected to the sewage mains.

Outside, the gravel section in front of the house transforms to a leafy garden. There is a two-floor outbuilding with a 100m² footprint, partitioned and closed on the ground floor.

You will be 50 mins south-west of Toulouse, 2h10 from the Atlantic coast, 2h30 from the Mediterranean, less than 1h from the Spanish border and from skiing, this home located between the countryside and the mountains will appeal to those seeking space, tranquility and pure air.

Summary

Property type:	House
Bedrooms:	5
Price	€199,000

Key Information

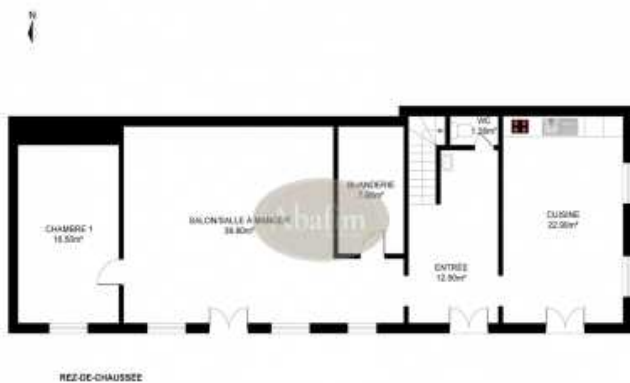
Internal Area:	185 sqm
Land Area:	0.14 ha

Location: Occitanie

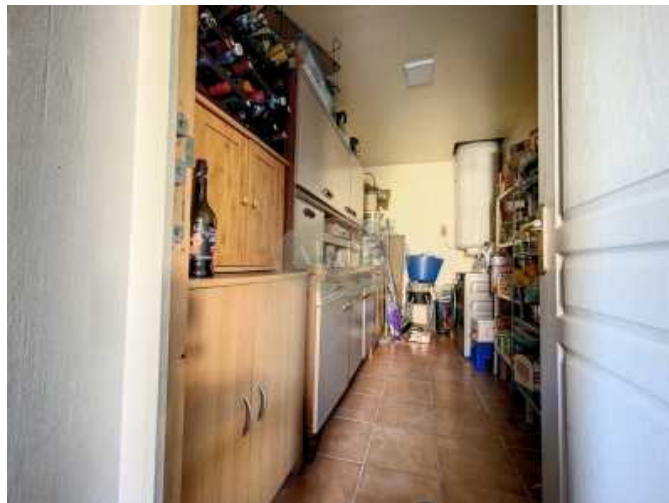


Gallery





Les plans sont fournis à titre d'information et ne sont pas contractuels.



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 cooling 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



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 ©2004-2025 my-french-house.com All Rights Reserved