

[Click to view MFH-EAT5511](#)

Contemporary single storey in the heart of a wooded environment

Haute-Garonne , Occitanie



€995,000

inc. of agency fees

3 Beds 2 Baths 200 sqm 1.24 ha

Located in the town of Gauré, 20 minutes from Toulouse, this warm and functional contemporary, built in 2022, reveals natural light over 200sqm of living space. This achievement is distinguished by its...

At a Glance

Reference	MFH-EAT5511	Near to	Toulouse	Price	€995,000
Bed	3	Bath	2	Hab.Space	200 sqm
Land	1.24 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Gauré, 20 minutes from Toulouse, this warm and functional contemporary, built in 2022, reveals natural light over 200sqm of living space. This achievement is distinguished by its contemporary architecture with beautiful amenities. Its volumes, its brightness and its minimalist style offer real comfort of living open to its 1.3ha woods and its multiple terraces. The entrance leads to a spacious

living room of 74sqm composed of a living/dining room and an open kitchen combining modernity and conviviality. The living room is bathed in light thanks to its beautiful openings allowing you to take full advantage of its SOUTH/EAST exposure. As an extension, a large master suite open to the outside has a bathroom and dressing room. On the opposite side, two beautiful bedrooms share a bathroom and a toilet. Modern and well thought out, this beautiful contemporary will delight people looking for calm and a life surrounded by nature. Air/water heat pump Swimming pool area Possible extension CarPort compliant micro station Heating and cooling ceiling ENERGY class: B / CLIMATE class: A Estimated average amount of annual energy expenditure for standard use, based on energy for the year 2021 : EUR1040 to EUR1450. Information on the risks to which this property is exposed is available on the G orisks website

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€995,000

Key Information

Year Built:	2022
Internal Area:	200 sqm
Land Area:	1.24 ha
Has a Garden	Yes

Location: Occitanie



Gallery





As Featured in



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



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