

[Click to view MFH-ADF1626326](#)

Countryside house for sale in Haute-Garonne

Boulogne-sur-Gesse , Haute-Garonne , Occitanie



€597,000

inc. of agency fees

2 Beds 94 sqm 42 ha

Located between Saint-Gaudens and Boulogne sur Gesse, this quiet property is composed of a house (94 m²), several farm buildings and...

At a Glance

Reference	MFH-ADF1626326	Near to	Boulogne-sur-Gesse	Price	€597,000
Bed	2	Pool	No	Hab.Space	94 sqm
Land	42 ha			Land Tax	N/A

Property Description

Located between Saint-Gaudens and Boulogne sur Gesse, this quiet property is composed of a house (94 m²), several farm buildings and 44 hectares of meadows and wood, with an exceptional view of the Pyrenees.

Ready for your projects, this house and its farm buildings are situated in a haven of peace.

The ground floor of the house has a living room (20 m²), a kitchen (20 m²) and two bedrooms (19 m² & 20

m²).

Upstairs, there is 115 m² of attic space to convert to your liking.

Several farm buildings are available (+ 1100m²), surrounded by pastures, in addition to woods and forests (7 hectares) and 7 springs, 2 which are strategically installed.

Excellent facilities for rearing: cowshed (520 m²) with a loft (290 m²), 4 agricultural sheds for storing (1100 m²), a pigsty (50 m²) and a barn (60 m²).

You could create a guest house or simply settle in as a family.

The roof is recent. Heating, electricity, insulation and a septic tank will need to be updated.

Located between Saint-Gaudens and Boulogne sur Gesse; 1 hr from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

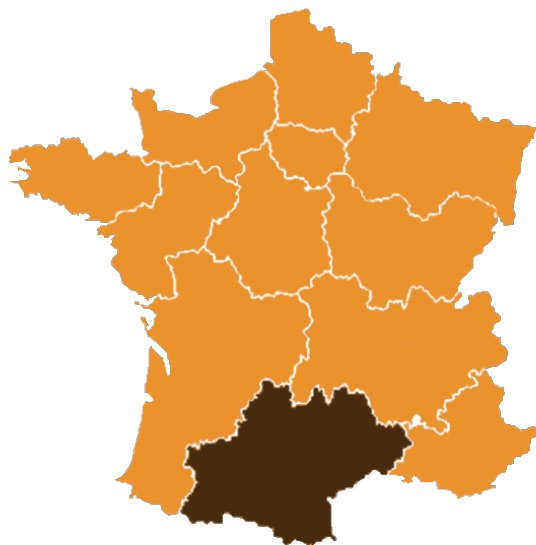
Summary

Property type:	Countryside house
Bedrooms:	2
Price	€597,000

Key Information

Internal Area:	94 sqm
Land Area:	42 ha

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