Click to view MFH-EAT8411

Contemporary with clean lines on one level in the heart of a forest

Haute-Garonne, Occitanie



€995,000

inc. of agency fees

3 Beds 2 Baths 200 sqm 1.25 ha

Located in the commune of Gauré, a few minutes from Mons and Balma, this contemporary house of approximately 200sqm impresses. Built in 2022, the natural...

At a Glance

Reference MFH-EAT8411 **Near to** Toulouse **Price** €995,000

Bed 3 **Bath** 2 **Hab.Space** 200 sqm

Land 1.25 ha Pool No Land Tax N/A

Property Description

Located in the commune of Gauré, a few minutes from Mons and Balma, this contemporary house of approximately 200sqm impresses. Built in 2022, the natural light and its numerous openings towards the private wood resource. The entrance leads to a spacious living room of 75sqm composed of a living/dining room and an open kitchen combining modernity and conviviality. The living room is bathed in light, the

openings provide a link with the outside, all facing South East. In the extension, a large master suite open to the outside has a bathroom and its dressing room. Opposite, two beautiful bedrooms share a shower room and a toilet. This achievement is distinguished by its refined architecture in a green setting. Its volumes, its brightness and its minimalist style offer a real comfort of life open to its 1.3ha wood and its multiple terraces. Air/water heat pump - Heating and cooling ceiling Swimming pool area Possible extension Carport Microstation compliant ENERGY CLASS: B / CLIMATE Class: A Estimated average amount of annual energy expenditure for standard use, based on energy for the year 2021: EUR1,040 to EUR1,450. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 ? 06 47 28 38 50

Summary

Property type: Countryside house

Bedrooms: 3
Bathrooms 2

Price €995,000

Key Information

Year Built: 2022

Internal Area: 200 sqm Land Area: 1.25 ha

Has a Garden Yes

Location: Occitanie



Gallery

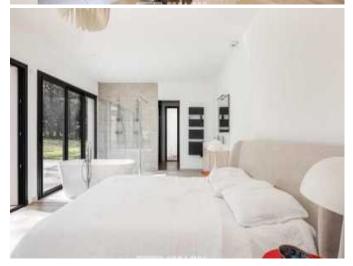






















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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