

[Click to view MFH-EAT10305](#)

## Renovated village house with independent studio and swimming pool

Haute-Garonne , Occitanie



**€520,000**

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.04 ha

In the heart of the sought-after village of Lanta, this 170 sqm house combines old-world charm with the comfort of a carefully renovated property. Upon...

### At a Glance

<b>Reference</b>	MFH-EAT10305	<b>Near to</b>	Toulouse	<b>Price</b>	€520,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the sought-after village of Lanta, this 170 sqm house combines old-world charm with the comfort of a carefully renovated property. Upon entering, a hallway with a closet provides ample storage space. The ground floor opens onto a spacious living room bathed in light, enhanced by generous volumes conducive to relaxation. A fully fitted kitchen blends harmoniously into this welcoming living space.

Upstairs, two bedrooms offer a warm and intimate setting, accompanied by an elegant bathroom. The entire property has benefited from a recent renovation, preserving the character of the period while incorporating modern amenities. On this same level, a room with a fireplace can be converted into a third bedroom or a second living room. A few steps higher, the master suite occupies a privileged space, with its own dressing room and private bathroom. The exterior extends this art of living with a private courtyard sheltered from view, a true haven of tranquility. A few steps further, a landscaped summer garden with a swimming pool perfectly complements the features of this property. A separate studio is an additional asset, offering multiple development possibilities, whether for a guest space, an office, or rental income. A private, closed garage completes the ensemble. This house with its atypical character seduces with its character and its privileged location, in the immediate vicinity of all amenities, shops, and school infrastructure, offering a sought-after living environment. Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€520,000

Key Information

Year Built:	1800
Internal Area:	170 sqm
Land Area:	0.04 ha
Has a Garden	Yes

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

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://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

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