

[Click to view MFH-ADF1626699](#)

## House for sale in Haute-Garonne

Castillon-de-Saint-Martory , Haute-Garonne , Occitanie



**€200,000**

inc. of agency fees

3 Beds      120 sqm      0.03 ha

Located in a village close to the Pyrenees, 45 mins from Toulouse, this house has two sections. The 120m<sup>2</sup> main section offers a spacious...

### At a Glance

**Reference** MFH-ADF1626699

**Bed** 3

**Land** 0.03 ha

**Near to** Castillon-de-Saint-Martory

**Pool** No

**Price** €200,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Located in a village close to the Pyrenees, 45 mins from Toulouse, this house has two sections. The 120m<sup>2</sup> main section offers a spacious living area, open kitchen, three bedrooms and a covered terrace with view of the Pyrenees. A 80m<sup>2</sup> section has three rooms. Once used as a small commerce. The 295m<sup>2</sup> of land is fenced and has a pool.

Inside the main house's entrance, the staircase to the right leads to a 50m<sup>2</sup> living room with open kitchen, dining area and sitting area with wood burner. The house has a cosy and welcoming atmosphere thanks to the gentle mix of visible beams and stonework. Big windows allow natural light and access to the 8m<sup>2</sup> covered terrace with view of the Pyrenees.

To the right, a corridor serves the toilet, a washroom with recently installed walk-in shower and a 21m<sup>2</sup> bedroom.

At the end of the corridor, a staircase leads up to a landing serving two bedrooms (14m<sup>2</sup> & 15m<sup>2</sup>) under the eaves with lots of wood effect for authentic charm.

Back to the ground floor entrance and to the left a door leads to the 80m<sup>2</sup> second section of the property with three rooms (13m<sup>2</sup>, 18m<sup>2</sup> & 43m<sup>2</sup>), a laundry and a toilet. A longtime shop, it could again this purpose or could be transformed to an independent apartment. It has access to the garden and 5x2m pool where the liner and pump were replaced in 2023.

The roof is covered in tile and in good condition. Windows are PVC double glazed. A pellet burner provides heating as well as a wood burner and radiators where water circulates. Recently, the current owners installed 6m<sup>2</sup> of solar panels to assure the hot water for general use and for the radiators. The property is connected to the sewage mains.

You will be 45 mins south of Toulouse, 2h10 from the Atlantic coast, 2h30 from the Mediterranean and less than one hour from Spain and from skiing. This home located between the mountains and countryside plains will appeal to families looking for tranquility and clean

air.

### Summary

Property type:	House
Bedrooms:	3
Price	€200,000

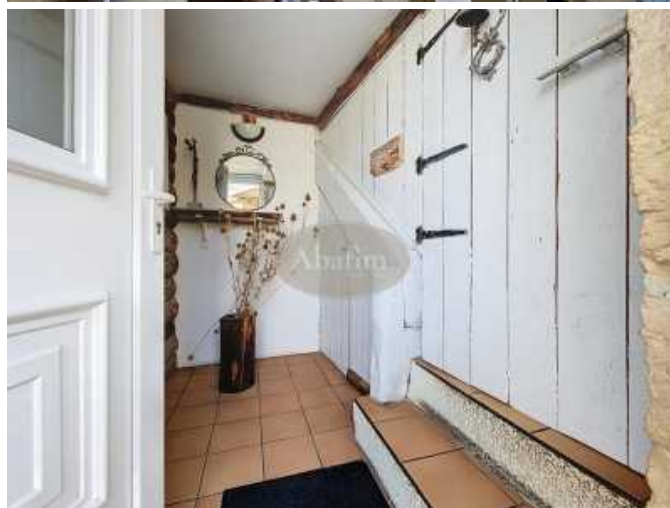
### Key Information

Internal Area:	120 sqm
Land Area:	0.03 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 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 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