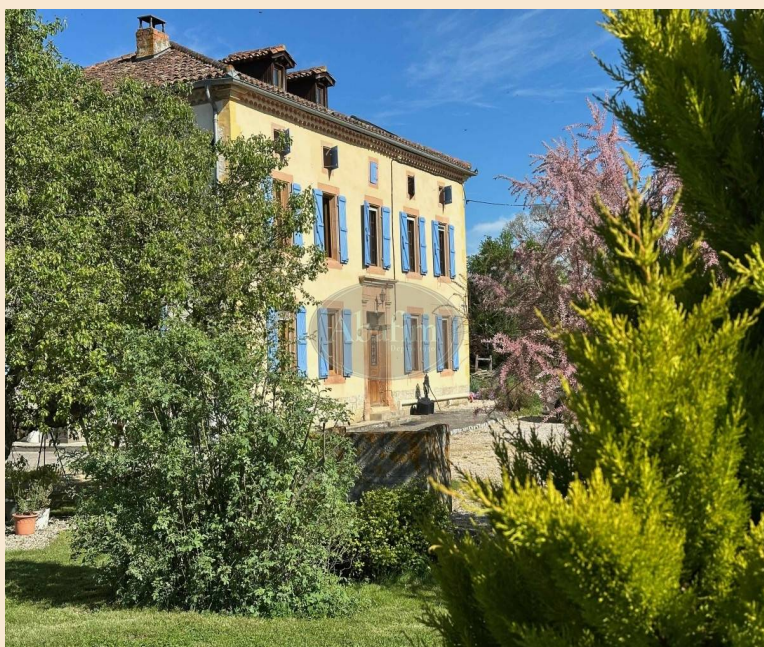


[Click to view MFH-ADF1626710](#)

## Countryside house for sale in Haute-Garonne

**Boulogne-sur-Gesse , Haute-Garonne , Occitanie**



**€229,000**

**inc. of agency fees**

**3 Beds      200 sqm      1.2 ha**

Located near Boulogne-sur-Gesse, the left wing of this lovely and atypical joint ownership Gascon property (nice living areas, 3 bedrooms)...

### At a Glance

**Reference** MFH-ADF1626710

**Bed** 3

**Land** 1.2 ha

**Near to**

Boulogne-sur-Gesse

**Pool**

No

**Price** €229,000

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

Located near Boulogne-sur-Gesse, the left wing of this lovely and atypical joint ownership Gascon property (nice living areas, 3 bedrooms) is on 1.2 hectares of land that is covered with flowers and trees.

Situated on the limits of a village, this lovely residence is in joint ownership: half of this manor house with big living spaces and 3 bedrooms that are entirely separate enjoys the pool and the wonderful tree-filled and flowering garden.

This atypical property offers: you will be the owner of half of this manor house, more precisely the left part which is separate from the right side which occupied by a nice family of 4 people.

You also have your own garage (30 m<sup>2</sup>), a covered terrace and storage space.

The grounds are tree-filled and planted with flowers, 1.2 hectares of land.

The part that is proposed is composed of:

The ground floor - a huge 33 m<sup>2</sup> kitchen, a 21 m<sup>2</sup> living room, an adorable, a very cosy living room of 24 m<sup>2</sup> and a 3 m<sup>2</sup> toilet. The sun room, common for the 2 properties, finishes off the ground floor.

On the first floor, there is a 28 m<sup>2</sup> playroom, a 12 m<sup>2</sup> bedroom, another 22 m<sup>2</sup> bedroom, a 4 m<sup>2</sup> bathroom and a 3.5 m<sup>2</sup> toilet. You'll also enjoy a big bedroom with a toilet and wash basin that could easily be converted into a studio on the 2nd floor.

As for the common areas, they include the small sun room on the ground floor and the landing on the 1st floor, as well as the stairs to the 2nd floor.

For the garden, you'll enjoy the pool (12 x 6m), the pool house, a pond, a well and a view of the

Pyrenees.

Dreaming of a peaceful life in the countryside and not afraid of a remote and isolated spot, this is your project.

All the windows are double-glazed. Heating via wood and electric.

Electric hot-water heater.

Drainage connected to a septic tank.

The co-ownership fees are 42%, each lodging has its own electricity and water meters.

Located 2 minutes from Boulogne-sur-Gesse: 15 min from Castelnau-Magnoc; 35 min from Saint-Gaudens; 1 hr 25 min from Toulouse.

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€229,000

### Key Information

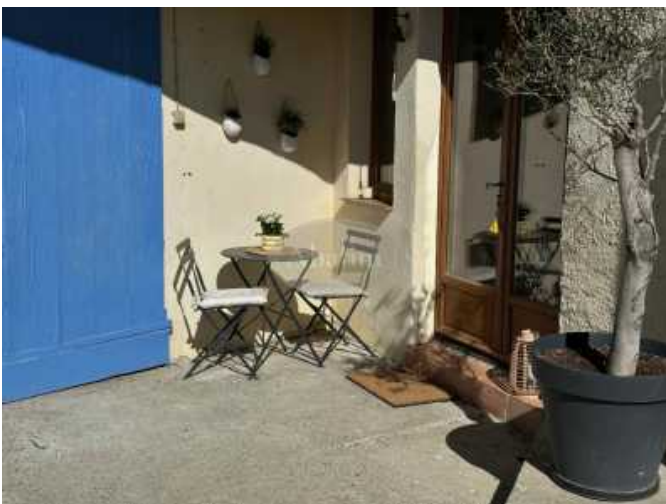
Internal Area:	200 sqm
Land Area:	1.2 ha

### 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](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