

[Click to view MFH-EAT10498](#)

Architect's house in its oak grove

Haute-Garonne , Occitanie



€640,000

inc. of agency fees

3 Beds 1 Baths 208 sqm 0.25 ha

Located 4 minutes from the town center of Saint Lys, this 208sqm architect-designed house enjoys a privileged environment in a quiet and green setting....

At a Glance

Reference	MFH-EAT10498	Near to	Toulouse	Price	€640,000
Bed	3	Bath	1	Hab.Space	208 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Located 4 minutes from the town center of Saint Lys, this 208sqm architect-designed house enjoys a privileged environment in a quiet and green setting. Its 2500sqm park within an oak grove will delight nature lovers. The plot is landscaped and features a lovely ornamental pond. Entirely on one level, the house is designed for outdoor living. It features large openings in each of the rooms. Equipped with ducted air conditioning and solar panels. The vast 83sqm living room, which opens onto three terraces, is composed of a living-dining area with a pivoting fireplace and an open-plan fitted and equipped kitchen with a pantry of

over 12sqm. The sleeping area includes a large master bedroom with its dressing room opening onto a full bathroom (bathtub and shower). A library lounge follows and can also be used as a guest bedroom. Two other equally spacious and independent bedrooms follow and open onto a final terrace. This contemporary development will appeal to lovers of nature and contemporary purity. Energy class: B / Climate class: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices in 2021, 2022 and 2023: between EUR1,345 and EUR1,820. Information on the risks to which this property is exposed is available on the Géorisques website: Sales agent Karine VILLORY - EI - RSAC number 938 744 570 - 06 85 72 59 28

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€640,000

Key Information

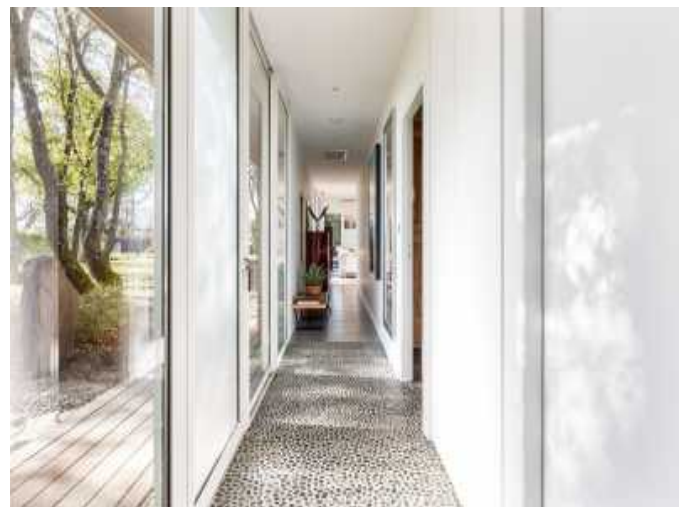
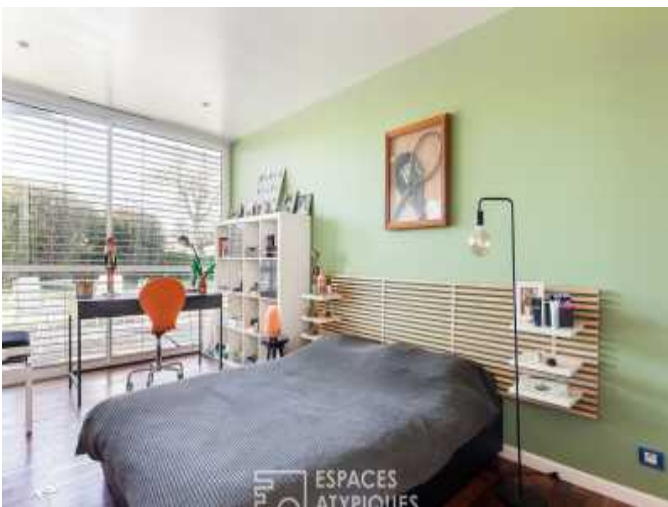
Year Built:	2005
Internal Area:	208 sqm
Land Area:	0.25 ha

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

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