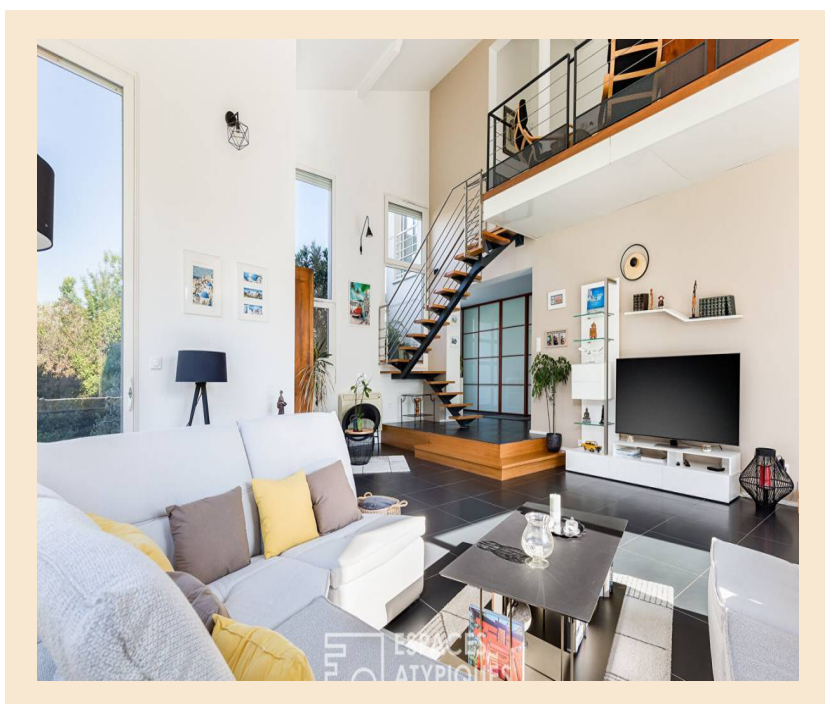


[Click to view MFH-EATEA2-10824](#)

Family house with garden in Tournefeuille

Haute-Garonne , Occitanie



€730,000

inc. of agency fees

4 Beds 3 Baths 192 sqm 0.09 ha

Sheltered from the urban bustle, in the heart of a cul-de-sac and just steps from the Lac de la Ramée de Tournefeuille, this family home with contemporary...

At a Glance

Reference	MFH-EATEA2-10824	Near to	Toulouse	Price	€730,000
Bed	4	Bath	3	Hab.Space	192 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

Sheltered from the urban bustle, in the heart of a cul-de-sac and just steps from the Lac de la Ramée de Tournefeuille, this family home with contemporary lines captivates from the very first moment. Built in 2007, this family home of approximately 190 sqm of living space is distinguished by its contemporary and elegant architecture. From the entrance, the tone is set: the main living space impresses with its generous volume, highlighted by a cathedral ceiling and large bay windows that bathe the room in light throughout the day. It is naturally extended by a contemporary, fully equipped and fitted kitchen. A pantry/laundry room extends this space. On the other side of the ground floor, a bedroom with a shower room and separate toilet complete this level. Upstairs, the staircase leads to a rock garden converted into an office/library while overlooking the living room. A hallway leads to three beautiful bedrooms, including a master bedroom with a private shower room. The other two bedrooms share a sleek bathroom and offer access to a roof terrace. The garden benefits from a sheltered terrace, directly accessible from the living room, and a green setting sheltered from view. This land allows the construction of a swimming pool. Attached garage of approximately 35sqm. Front courtyard for additional parking. Low-energy condensing boiler - installed in 2022. Underfloor heating on the ground floor and upstairs. Reversible air conditioning on the ground floor and upstairs. Immediate proximity to transport, schools, and shops. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR2,160 and EUR2,980 Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€730,000

Key Information

Year Built:	2007
Internal Area:	192 sqm
Land Area:	0.09 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 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 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