

[Click to view MFH-EAT12019](#)

Renovated character house with swimming pool and wooded grounds near Toulouse

Haute-Garonne , Occitanie



€645,000

inc. of agency fees

4 Beds 2 Baths 220 sqm 0.42 ha

Located 30 minutes from Toulouse, in a charming village, this 220 m² character house was built in 1812 and completely renovated by its owner. Its authenticity,...

At a Glance

Reference MFH-EAT12019

Bed 4

Land 0.42 ha

Near to Toulouse

Bath 2

Pool Yes

Price €645,000

Hab.Space 220 sqm

Land Tax N/A

Property Description

Located 30 minutes from Toulouse, in a charming village, this 220 m² character house was built in 1812 and completely renovated by its owner. Its authenticity, modern comforts and unspoilt setting will win you over.

Nestled in 4,200 m² of landscaped grounds, fully fenced and adorned with century-old trees, this family home offers a rare quality of life, out of sight and a stone's throw from all amenities.

From the moment you enter, the tone is set: a spacious hall leads to all the living rooms, which cover almost 100m².

The living room, the beating heart of the house, is adorned with old tiled floor tiles, exposed beams and a fireplace that blend harmoniously with carefully integrated contemporary elements.

The kitchen, equipped with a piano oven set into a stone fireplace, is extended by a pantry and laundry room.

All these volumes open onto the outside: the park, the terrace with its swimming pool and the gravelled entrance.

The first sleeping area is on the first floor.

A large bedroom with a view of the park, plus a shower room, can accommodate friends and family in total independence.

The first floor is dedicated to relaxation.

The wooden staircase leads to an attractive through landing bathed in light from the skylight. There are three generous bedrooms, one with dressing room, and a 24m² room that can be converted into a master suite, gym or telecommuting space, as you wish. The entire first floor is equipped with reversible air conditioning.

The exteriors are not to be outdone: everything is designed for pleasure and conviviality.

A 14x5 m heated saltwater swimming pool surrounded by an exotic wood deck is complemented by a bioclimatic pergola.

At the far end of the park, a shaded petanque court has been designed with its own terrace.

The garage and hangar offer ample parking space and complete this exceptional property.

Combining timeless elegance, modern comforts and generous natural surroundings, this singular residence offers a rare living environment, designed for those who wish to combine art de vivre, tranquility and authenticity just 30 minutes from Toulouse.

Heat pump heating system

Well with watering system

Proximity to schools, shops et transport

Bessières 3 minutes away

ENERGY Class: C / CLIMATE Class: A

Estimated average annual energy costs for standard use, based on 2021 energy prices:
between euros2,070 and euros2,850.

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 - 07 84 5 23 49

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€645,000

Key Information

Year Built:	1812
Internal Area:	220 sqm
Land Area:	0.42 ha
Has a Garden	Yes
Swimming Pool?	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.

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