

[Click to view MFH-MPHGOA1887](#)

Vintage architect house 5 minutes from downtown on a feudal hill, 54...

Montréjeau, Haute-Garonne, Occitanie



€380,000

inc. of agency fees

5 Beds 1 Baths 217 sqm 5.4 ha

Vintage architect house 5 minutes from downtown on a feudal hill, 5.4 hectares of land and a beautiful view of the Pyrenees chain Well exposed and facing south, this large typical A house, neither...

At a Glance

Reference	MFH-MPHGOA1887	Near to	Montréjeau	Price	€380,000
Bed	5	Bath	1	Hab.Space	217 sqm
Land	5.4 ha	Pool	No	Land Tax	N/A

Property Description

Vintage architect house 5 minutes from downtown on a feudal hill, 5.4 hectares of land and a beautiful view of the Pyrenees chain

Well exposed and facing south, this large typical A house, neither castle nor bourgeois house....a ancient part 19e century and a modern part 1960.

High up on its feudal mound, privat lawn, surrounded by 0.9 ha of century-old parkland (Sequoias, Cedars..... Orchard, wood and 3 ha of meadows, 5.4 ha in all, will not leave you indifferent

Large living room open onto the south-facing terrace with the snow-capped mountains as a spectacle.... a delight.

Terraces still high on the (flat) roof and all upstairs in top of the tower

Central heating with radiators and a wood-burning stove, ideally placed in the centre of the living area, ensures daily comfort.

For the winter evenings, the open fireplace allows you to meet by the fire, which has become rare

Ideally placed for trips to the mountains and the countryside, travel further afield is made easier by the proximity of the A64 (5 minutes), the mainline SNCF train station (5 minutes), and Lourdes airport with regular flights.

Shopping and all other facilities are also 5 minutes away.

The house is situated at the end of a private road, in the middle of its 5.4 hectares of land.

Comfort and well being in the middle of nature, close to the big world, are at the rendez-vous

Garage 1 in the basement

floor area 45.21 m², space for two cars and a workshop

Garage 2 attached to the house

space for two cars

Garage 3 with studio

workshop with sanitary facilities, 1-car garage

Condition: in good condition, vintage, to be refreshed

Exposition : East - South - South / West

Sanitation: individual, up to current standards

Connections : electricity, water, 4G,

Montréal 5minutes (all services and amenities), ski 30 min, Toulouse 1 h 10

Property taxes: 2500 € per year

House

Ground floor :

Dining room: 18.90 m² (18.90 sq ft)

Living room: 42.86 m² (42.86 sq ft)

Kitchen: 8 m² (8 sqm)

Veranda: 13.52 m² (13.52 m²)

WC 1: independent with washbasin and 1 in the workshop

1st floor:

Bathroom 1: 4.15 m² (bath and washbasin)

Bathroom 2: 3.64 m² (WC 2, washbasin and shower) and 5 m² shower and washbasin

Bedrooms 5: bedroom 1: 24.50 m², bedroom 2: 14 m², bedroom 3: 12 m², bedroom 4: 12 m² and bedroom 5: 11.13 m²

Heating: oil-fired central heating, wood-burning stove, open fireplace, electric convectors

Upper insulation: glass wool

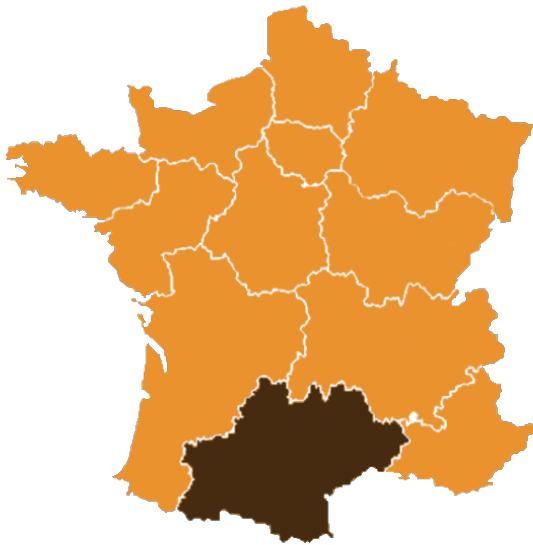
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€380,000

Key Information

Year Built:	1930
Internal Area:	217 sqm
Land Area:	5.4 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