

[Click to view MFH-ADF1625832](#)

House for sale in Haute-Garonne

Toulouse , Haute-Garonne , Occitanie



€393,000

inc. of agency fees

3 Beds 125 sqm 0.14 ha

Located 10 minutes from Toulouse, this old single-storey Toulouse-style house to renovated has got character. Measuring 100 m², it...

At a Glance

Reference	MFH-ADF1625832	Near to	Toulouse	Price	€393,000
Bed	3	Pool	No	Hab.Space	125 sqm
Land	0.14 ha			Land Tax	N/A

Property Description

Located 10 minutes from Toulouse, this old single-storey Toulouse-style house to renovated has got character. Measuring 100 m², it faces south-west and is composed of a living-cum-dining room, an open-plan kitchen, a toilet, 3 bedrooms, a shower-room, an outbuilding, a small basement, an barbecue outside and a big swimming pool to renovate.

You're going to appreciate the situation of this property, sheltered from all disturbances. You're going to love

this wooded, calm and residential environment.

From the small neighbourhood road, a small trail leads to the property. Two gates: one for the house and the other for the garage.

After going through the main gate, you enter a very special space that is listed as a natural zone, in the middle of nature. The chirping of birds is the only thing you'll hear.

This authentic single-storey Toulouse-style house to renovate is composed of an entrance hall (3 m²), a small hallway, then three bedrooms in a row (2 x 9 m²; 11 m²; some with patio doors and windows giving onto the garden), a study (8 m²) that could be used as a child's room, a toilet (2 m²) and a shower-room (6 m²).

Returning back to the entrance hall, on the left is a living-cum-dining-room (32 m²) that gives onto a truly lovely terrace. It has a staircase overlooking and leading to the garage.

On the right of the room is an equipped kitchen (12 m²) with a dual aspect and a patio door that gives onto the terrace on the south side of the house, the front.

To the right of the house, next to the bedrooms is a small outbuilding that could be used as a studio (25 m²).

To the left of the façade is a truly nice summer kitchen with a barbecue. On the right of the kitchen is a small gate leading to the back of the house, also to reach the garage and the basement (50 m²).

The roof is has concave tiles and is in perfect condition. The construction is traditional. Heating and hot water are supplied by a gas-fired boiler. Joinery is wooden and single-glazed. The individual drainage system needs to be brought up-to-code. The swimming pool (Waterair; 13m x 6.5m) needs work.

So, you've understood. This lovely and big property will provide an exceptional living environment - pastoral and protected and only a few minutes from Toulouse and all conveniences. The present house to renovate could be demolished for a new construction.

Located 20 minutes from the International Airport of Toulouse Blagnac; 25 min from the Capitole (district of Toulouse); 1 hr 30 min from the Mediterranean Sea and ski slopes, as well as Spain; 2 hr 45 min from the Atlantic Ocean.

Summary

Property type:	House
Bedrooms:	3
Price	€393,000

Key Information

Internal Area:	125 sqm
Land Area:	0.14 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