

[Click to view MFH-ADF1625995](#)

House for sale in Haute-Garonne

Boulogne-sur-Gesse , Haute-Garonne , Occitanie



€274,000

inc. of agency fees

8 Beds 315 sqm 0.32 ha

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 315m² of living space. Situated in the...

At a Glance

Reference	MFH-ADF1625995	Near to	Boulogne-sur-Gesse	Price	€274,000
Bed	8	Pool	No	Hab.Space	315 sqm
Land	0.32 ha			Land Tax	N/A

Property Description

Located 15 mins from Boulogne-sur-Gesse is this splendid home for sale dating from 1920 with 315m² of living space. Situated in the quiet countryside, it has 8 bedrooms and 265m² of outbuildings as well as a 285m² open hangar and 3200m² of land.

As you enter the house you will be impressed by the spacious volumes of the ground floor. A 22m² corridor serves the 24.5m² living room as well as two sitting rooms, 24.5m² & 16.5m². You will like the fireplaces and

original floor tiles present in each room.

A kitchen, larder and bathroom with shower and bath complete this floor. A door at the end of the corridor leads to the old refectory (45m²), heating boiler room (20m²) and the leafy garden of around 1700m² with a poultry house and garden shed.

A lovely wooden staircase, currently equipped with a stairlift, leads up to a 22m² corridor enjoying lots of natural light which serves four bedrooms, each with oak flooring (two of 16.5m², two of 24.5m²).

The second floor also has four bedrooms, identical in size to those below. There is access to the 105m² insulated loft, practical for storage or another bedroom.

Attached to the house is a 184m² outbuilding in very good condition as well as a second house of 81m². With stone walls and visible beams, it could allow a tourist project or other business to function.

Opposite, on a 1400m² plot, is the recent and open, 285m², storage hangar.

The tile roof is in good condition. There is a recent heat pump system providing heating. Windows are wooden framed with an extra pane of glass. The property is served by a septic tank system.

You will be south-facing, 15 mins from Boulogne-sur-Gesse and Isle-en-Dodon, 1h15 from Toulouse and airport, 1h30 from skiing, 2h30 from the Mediterranean and from the Atlantic coast.

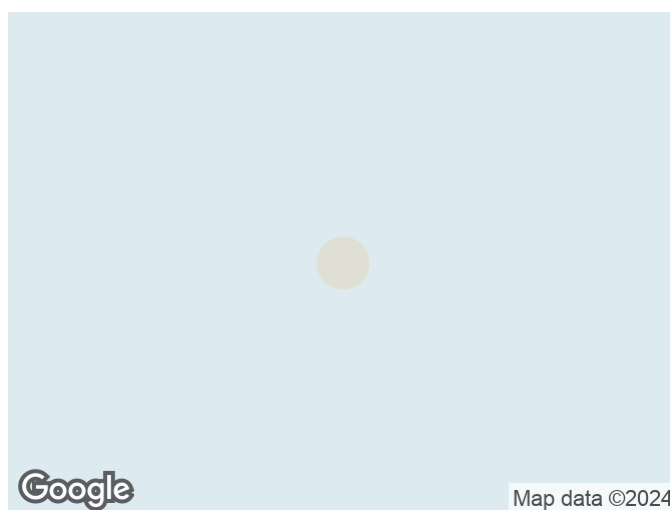
Summary

Property type:	House
Bedrooms:	8
Price	€274,000

Key Information

Internal Area:	315 sqm
Land Area:	0.32 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