

[Click to view MFH-MPAR02356](#)

Nice villa 140m² with basement, small view to pyrenees

Durfort , **Ariège** , **Occitanie**



€252,000

inc. of agency fees

4 Beds **140 sqm** **0.2 ha**

Attractive detached house of approx. 140m² with terrace, basement and above-ground pool on a total plot of 2000m² with small views of the Pyrenees. Entrance hall 3.2m², living room 26m² with kitchen...

At a Glance

Reference	MFH-MPAR02356	Near to	Durfort	Price	€252,000
Bed	4	Pool	No	Hab.Space	140 sqm
Land	0.2 ha			Land Tax	N/A

Property Description

Attractive detached house of approx. 140m² with terrace, basement and above-ground pool on a total plot of 2000m² with small views of the Pyrenees.

Entrance hall 3.2m², living room 26m² with kitchen 8m², second living room 40m² with possibility of installing a kitchen (fittings present) and access to the terrace via a bay window, 3 bedrooms 19.4m² with

dressing room, 13.3m², 14m² with dressing room, 2 shower rooms 6m², 4.7m², 2 separate wc.

The basement of approx. 200m² comprises a garage, plenty of storage space and a bedroom with a 19m² shower room + wc.

A major advantage of this property is the possibility of 2 flats (T2 + T3).

Built in 2007, this house has an insulated roof in good condition, insulated perimeter walls, double glazing, heat pump heating, solar water heater and septic tank drainage.

Situated in a small, quiet village in the Vallée de la Lèze, this pretty house offers numerous possibilities, with Le Fossat 10 minutes away, Saverdun 15 minutes, Pamiers 25 minutes and Toulouse around an hour away.

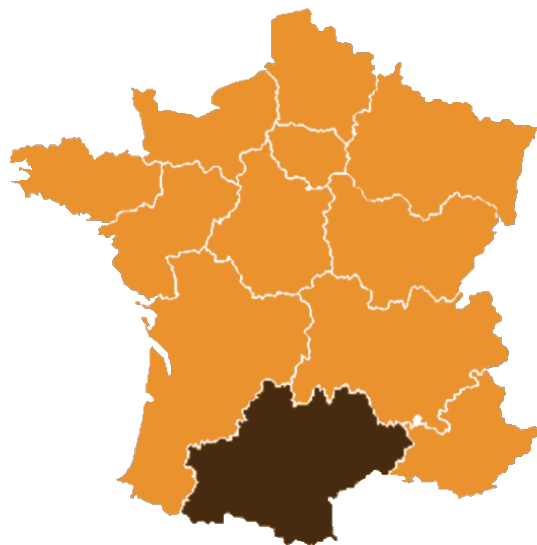
Summary

Property type:	House
Bedrooms:	4
Price	€252,000

Key Information

Year Built:	2007
Internal Area:	140 sqm
Land Area:	0.2 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