

[Click to view MFH-ADF1626104](#)

## Countryside house for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



**€111,000**

inc. of agency fees

2 Beds      70 sqm      0.01 ha

Located 25 minutes from Bagnères de Luchon and 1 hr 15 min south of Toulouse, this charming and authentic stone house nestles at an...

### At a Glance

<b>Reference</b>	MFH-ADF1626104	<b>Near to</b>	Cierp-Gaud	<b>Price</b>	€111,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	70 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Located 25 minutes from Bagnères de Luchon and 1 hr 15 min south of Toulouse, this charming and authentic stone house nestles at an altitude of 700 metres in a Pyrenean village. With 70 m<sup>2</sup>, it is composed of a living-cum-dining-cum-kitchen, 2 bedrooms, a bathroom and an attic, on 100 m<sup>2</sup> of land with views of the mountains.

You enter directly into a nice and cosy living space (27 m<sup>2</sup>) with a wood-burning heater for comfortable

moments. The wood, the stone and the natural warmth of this Pyrenean pied-à-terre will please you as soon as you enter.

A wooden staircase leads to the first floor where there are two open spaces (6.3 m<sup>2</sup> & 7.48 m<sup>2</sup>) that give onto the two bedrooms (9.2 m<sup>2</sup> & 13 m<sup>2</sup>), the shower-room (2 m<sup>2</sup>) and the toilet.

Outside, you'll enjoy the terrace and its magnificent views of the mountains.

This very charming spot has an aspect that can be enjoyed in both summer and winter. Should you let it out, you'll certainly have a good return on investment.

A huge advantage of this property is its situation on a perfectly clear and exceptionally sunny setting.

This stone house can be occupied but needs to be renovated. It is in the middle of a picturesque village in the Pyrenees. It is full of charm. After renovation with taste and quality, it would become the ideal investment for your main home, second home or as a rental investment.

Construction is traditional. Roof is slate tiled. Heating via a wood-burning heater. Electric hot-water heater. Wooden joinery with single glazing. Drainage connected to a septic tank that is not up to code. Semi-attached.

Located 10 minutes from businesses and conveniences; not far from Spain, Bagnères de Luchon and ski stations; 1 hr 15 min from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

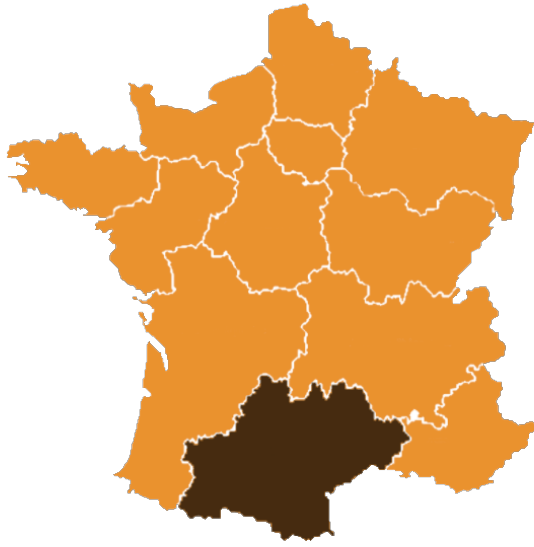
## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€111,000

## Key Information

Internal Area:	70 sqm
Land Area:	0.01 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