

[Click to view MFH-EAT5352](#)

Ariégeoise renovated by an architect

Haute-Garonne , Occitanie



€795,000

inc. of agency fees

6 Beds 5 Baths 300 sqm 1.05 ha

Located a few minutes from the town center of Muret, this impressive Ariège house has benefited from an unparalleled renovation covering more than 300sqm. Its wooded land of more than one hectare completes...

At a Glance

Reference	MFH-EAT5352	Near to	Toulouse	Price	€795,000
Bed	6	Bath	5	Hab.Space	300 sqm
Land	1.05 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few minutes from the town center of Muret, this impressive Ariège house has benefited from an unparalleled renovation covering more than 300sqm. Its wooded land of more than one hectare completes this property. Access to the property is via an imposing gate. The private road gradually reveals the unique architecture of this building erected in the 1970s. The entrance opens onto the living space, the centerpiece of this building, the whole is bathed in light with multiple ambiances and asserted identity. The open kitchen is naturally extended by the dining room and the living room of more than 80sqm. At the end of the house, a

first sleeping area takes shape on the ground floor with two spacious bedrooms. The latter each benefit from their private bathroom. A utility room, an entrance dressing room and the double garage complete the ground floor. The upper floor is dedicated to rest. An office space links a bedroom and the exceptional master suite with its wood stove. An additional space of approximately 45sqm has benefited from the same quality of renovation and is directly accessible from the property. Another, of the same size, would be the ideal place for the exercise of a liberal profession or a free field for various possibilities. For cinema, wine or sport lovers, a basement of approximately 160sqm offers a flexible space. The exterior extends over more than one hectare, the garden is decorated with fruit trees and made up of a wooded plot, providing the ideal setting. A swimming pool could easily find its place there, adding a touch of refreshment in summer. This property, by its design and its privileged environment, constitutes a unique place to live. Proximity to schools, shops and transport. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,000 and EUR2,750 Information on the risks to which this property is exposed are available on the G orisks website

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€795,000

Key Information

Year Built:	1970
Internal Area:	300 sqm
Land Area:	1.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

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