

[Click to view MFH-ADF1626205](#)

## Countryside house for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



# €177,000

inc. of agency fees

4 Beds      138 sqm      0.1 ha

Located 1h10 south-west of Toulouse between Montrejeau et Bagneres-de-Luchon is this charming home set in a pleasant Pyrenean village....

### At a Glance

<b>Reference</b>	MFH-ADF1626205	<b>Near to</b>	Cierp-Gaud	<b>Price</b>	€177,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	138 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located 1h10 south-west of Toulouse between Montrejeau et Bagneres-de-Luchon is this charming home set in a pleasant Pyrenean village. There is a living room, independent kitchen, four bedrooms and a bathroom. There is a lovely garden which is fenced and has trees. A barn completes this property which has around 1000m<sup>2</sup> of land.

Situated in a small Pyrenean village, this home will appeal as soon as you pass its entrance gate.

The ground floor has, to the right of the entrance, a 21m<sup>2</sup> living room, and to the left the 20m<sup>2</sup> kitchen. A wooden staircase leads up to two bedrooms (14m<sup>2</sup> and 15m<sup>2</sup>), a 6m<sup>2</sup> bathroom and a 7m<sup>2</sup> washroom. The second floor has two further bedrooms (18m<sup>2</sup> and 27m<sup>2</sup>).

Back outside and we discover the other sections of the property. Continuing along from the house is a 45m<sup>2</sup> covered terrace, a 30m<sup>2</sup> laundry and a large space above (75m<sup>2</sup>). The plot is around 1000m<sup>2</sup> and has an enclosed garden with trees.

Windows are PVC double glazed with wooden frames. Hot water is provided by an electric powered storage tank. The tile roof covering is in good condition. The property is connected to the sewage mains.

The property has several selling points: its location, outbuildings, garden and natural light allowed into the house. Perfect for any type of project, the house could suit a primary or holiday home, newly retired couple or artisans looking to combine work and home life.

You will be 10 mins from a Montrejeau, 30 mins from Spain and from Bagneres-de-Luchon and its ski slopes. 1h10 from Toulouse, 2h from the ocean and 2h30 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€177,000

## Key Information

Internal Area:	138 sqm
Land Area:	0.1 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