

[Click to view MFH-EAT5892](#)

## House of character in the heart of the market halls of Granada and its...

Haute-Garonne , Occitanie



# €840,000

inc. of agency fees

5 Beds   3 Baths   322 sqm   0.05 ha

Located in the heart of the market halls of Granada, this characterful residence has recently been renovated. It has an area of approximately 322sqm and overlooks an intimate garden with terrace and swimming...

### At a Glance

<b>Reference</b>	MFH-EAT5892	<b>Near to</b>	Toulouse	<b>Price</b>	€840,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	322 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the market halls of Granada, this characterful residence has recently been renovated. It has an area of approximately 322sqm and overlooks an intimate garden with terrace and swimming pool. The entrance opens onto a large corridor leading to all the living rooms bathed in light and with a strong identity. On the left side, a library space takes place. On the right side a first living room, which can be redesigned as

a bedroom. Continuing, the living room and dining room open naturally onto the kitchen. Everything gives access to the terrace, thus extending the living space towards an intimate garden. The high ceilings, the solid parquet floors, the cement tiles, the carved wooden fireplace and the wood stove give all the authenticity and character to this beautiful residence. The upper floor, accessible by a beautiful staircase, serves the sleeping area. It consists of three bedrooms, one of which is used as an office. Each of these rooms is characterized by beautiful volumes, solid parquet flooring and its marble fireplace. A dressing room and a bathroom with shower and bathtub complete this level. The space on this floor is extended by a terrace, partly shaded, overlooking the garden. The top floor completes the expectations linked to this type of residence. It can be thought of as an independent space which accommodates a spacious bedroom, a bathroom as well as a large room of 42sqm currently fitted out as a gym. The exterior is not to be outdone and offers an idyllic and unobstructed setting. The terrace is continued by the heated swimming pool and a landscaped garden. To complete everything, this property offers a cellar as well as a 60sqm garage. The living environment in a calm environment, the volumes and the noble materials present make it an ideal character house for a primary and secondary residence. Gas boiler - Intermittency programming regulation system. Air conditioning on the top floor. Immediate proximity to shops and schools. SNCF train station and motorway accessible 10 minutes by car. Airport 20 minutes by car. Possibility of acquiring two T3 type apartments, currently rented, with garage, at an additional cost. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,570 and EUR3,570. Information on the risks to which this property is exposed is available on the Géorisks website

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€840,000

## Key Information

Year Built:	1800
Internal Area:	322 sqm
Land Area:	0.05 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