

[Click to view MFH-EAT5429-1](#)

## Family house with swimming pool in Seilh

Haute-Garonne , Occitanie



# €590,000

inc. of agency fees

4 Beds   2 Baths   160 sqm   0.13 ha

This lovely house is located in a peaceful and sought-after area. It develops a living area of approximately 160sqm on a beautiful plot of 1,307sqm. The entrance, with a hall with cupboard, is naturally...

### At a Glance

<b>Reference</b>	MFH-EAT5429-1	<b>Near to</b>	Toulouse	<b>Price</b>	€590,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This lovely house is located in a peaceful and sought-after area. It develops a living area of approximately 160sqm on a beautiful plot of 1,307sqm. The entrance, with a hall with cupboard, is naturally extended by a spacious living room bathed in light. The dining room is open on one side to the fitted and equipped kitchen and on the other to the living room. Everything opens onto the garden with a view of the swimming pool. On the same level, you access a real parental space which consists of a bedroom, a bathroom and a dressing room. An office, which can be transformed into an additional bedroom, as well as a separate toilet complete

the ground floor. Upstairs there are two children's bedrooms and a bathroom. This space offers privacy and tranquility. The exterior allows you to enjoy a pleasant and peaceful landscaped garden. It is decorated with a large terrace with a heated salt swimming pool. Air/water heat pump installed in 2022. Underfloor heating. Protected Carport garage with charging station. Annonciation and Ferradou school complexes in the immediate vicinity. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 840 and 1,200 euros. Information on the risks to which this property is exposed is available on the G orisks website

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€590,000

## Key Information

Year Built:	1995
Internal Area:	160 sqm
Land Area:	0.13 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