

Click to view MFH-EAT6592

House with swimming pool in Lévignac and outbuilding

Haute-Garonne, Occitanie



€549,000

inc. of agency fees

4 Beds **1** Baths **175** sqm **0.21** ha

Located Lévignac, this warm family home offers approximately 175sqm of living space in the heart of a green garden in a quiet environment. Past the door, a spacious entrance leads to the different spaces....

At a Glance

Reference MFH-EAT6592 **Near to** Toulouse **Price** €549,000

Bed 4 **Bath** 1 **Hab.Space** 175 sqm

Land 0.21 ha Pool Yes Land Tax N/A

Property Description

Located Lévignac, this warm family home offers approximately 175sqm of living space in the heart of a green garden in a quiet environment. Past the door, a spacious entrance leads to the different spaces. As for the living space, a room of more than 50sqm with an impressive ceiling height which is divided into several spaces. A living room with fireplace, the bright dining room extended by an open and equipped kitchen invite

conviviality. The numerous bay windows allow you to enjoy the outdoors in the summer season. The terrace is surrounded by greenery. A large mezzanine opening onto the living spaces offers a wide range of possibilities: office, games room, television room, etc. It is accompanied by a bathroom. On the night side, 3 bedrooms on a half level with a bathroom take place. The basement is not left out, a laundry room, wine cellar and a garage complete everything. The exterior is not left out, a pleasant terrace runs alongside the house. A south-facing swimming pool with counter-current swimming is surrounded by trees. Facing the swimming pool, an outbuilding of around 20sqm all in wood, with bedroom and bathroom could accommodate friends or family. This family home is the ideal place to live. Plot of 2110sqm. Photovoltaic panels for self-consumption Schools, shops and transport nearby. Toulouse Blagnac Airport 20km away. ENERGY class: C / CLIMATE class: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,770 and EUR2,394. Information on the risks to which this property is exposed is available on the Géorisks website

Summary

Property type: House Bedrooms: 4
Bathrooms 1

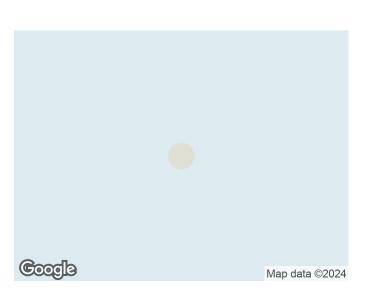
Price €549,000

Key Information

Year Built: 1990
Internal Area: 175 sqm
Land Area: 0.21 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Occitanie





Gallery

























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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved