

[Click to view MFH-EATEA1-7155](#)

Contemporary house with view in Montastruc-la-Conseillère

Haute-Garonne , Occitanie



€620,000

inc. of agency fees

3 Beds 2 Baths 135 sqm 0.07 ha

Located on the heights of Montastruc-la-Conseillère, this contemporary house with a 135sqm swimming pool offers an exceptional view. The house is set on an intimate plot of land, cleverly designed by...

At a Glance

Reference	MFH-EATEA1-7155	Near to	Toulouse	Price	€620,000
Bed	3	Bath	2	Hab.Space	135 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

Located on the heights of Montastruc-la-Conseillère, this contemporary house with a 135sqm swimming pool offers an exceptional view. The house is set on an intimate plot of land, cleverly designed by the owners. From the entrance, the unique architecture is gradually revealed. The living space impresses as much by its brightness as by the breathtaking view of the village and the surrounding countryside. The living room is

naturally extended by the open kitchen. The layout of the rooms, both contemporary and warm, is ideal for moments of relaxation and conviviality with family or friends. The modern, fully equipped kitchen also gives access to the terraces and the heated swimming pool. The sleeping area is located at the end of the house. Two first bedrooms find their place with a modern bathroom. The master bedroom has its own bathroom and a custom-made dressing room. The exterior is a true haven of peace. The landscaped garden and wooden terrace provide an ideal setting for convivial moments, with a summer kitchen and a relaxation area by the pool. On the lower level, there is a laundry room and a large double garage. A favorite house, perfectly equipped and located in a privileged setting, ideal for those looking for serenity and modern comfort. Air conditioning; Home automation; Proximity Toulouse: 35min via A68 / 30 min via Montastruc-la-Conseillère train station; ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR500 and EUR740
Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mateus Gutierrez - EI - RSAC number 909 820 144

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€620,000

Key Information

Year Built:	2015
Internal Area:	135 sqm
Land Area:	0.07 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