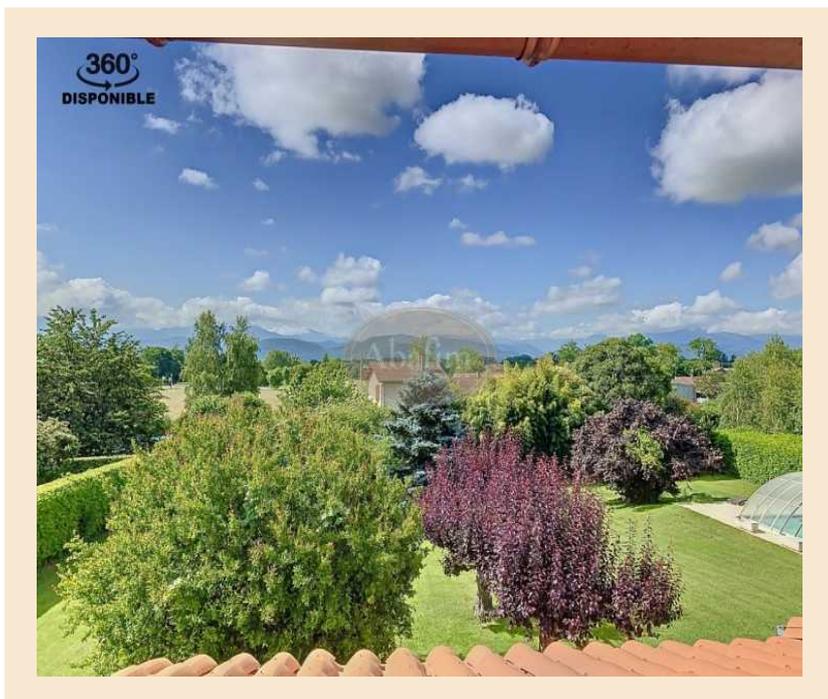


[Click to view MFH-ADF1626320](#)

House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



€386,000

inc. of agency fees

5 Beds 262 sqm 0.23 ha

Located 50 min south-west of Toulouse and 5 min from Saint-Gaudens, and near all business, this big 260 m² two-storey house is composed...

At a Glance

Reference	MFH-ADF1626320	Near to	Saint-Gaudens	Price	€386,000
Bed	5	Pool	No	Hab.Space	262 sqm
Land	0.23 ha			Land Tax	N/A

Property Description

Located 50 min south-west of Toulouse and 5 min from Saint-Gaudens, and near all business, this big 260 m² two-storey house is composed of a living room, a dining room, a kitchen, 5 bedrooms, 2 bathrooms and an annex with 2 rooms, on a tree-filled garden of 2000 m² with a swimming pool and views of the Pyrenees.

Upon arriving in the entrance hall (16 m²), you're going to adore all the space this house has. In front of you is a cosy living room (54 m²) separate from the TV area by a big fireplace. The room is bathed in sunlight

thanks to its patio doors that give onto the garden. To the left of the room is an equipped kitchen and dining area (16 m²), with direct access to a big terrace (90 m²) that faces south.

To the left of the entrance hall, there are 3 bedrooms (11.5 m², 13.2 m² & 13.7 m²) and a bathroom (9 m²). The pantry (8 m²) leads to the underground cellar (20 m²) and toilet on this left wing.

To the right of the entrance hall, a door opens onto a former professional space with two rooms (11 m² & 19.7 m²), a toilet and a separate front door. This wing could easily be converted into an apartment.

The staircase leads to the mezzanine which overlooks the living room and patio doors. A hallway leads to a shower-room, a toilet and 2 bedrooms (10.5 m² & 12.9 m²) with direct access to the southern-facing balcony/terrace, from where you can admire the Pyrenees.

The outside is just as attractive. From the terrace, you'll enjoy a big garden planted with flowers and trees, the covered pool (5m x 10m) and views of the mountain summits.

All the joinery is aluminium and double-glazed. Heating provided by a mains gas-fired boiler. The property is finished off with a woodshed and a carport for two vehicles.

Located 50 min south-west of Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean; less than 1 hr from Spain and the closest ski resorts; between the countryside and the mountains, this house will charm families looking for space, tranquillity and fresh air.

Summary

Property type:	House
Bedrooms:	5
Price	€386,000

Key Information

Internal Area:	262 sqm
Land Area:	0.23 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