

[Click to view MFH-EAT7712](#)

Family house in Colomiers with swimming pool and garage

Haute-Garonne , Occitanie



€595,000

inc. of agency fees

3 Beds 1 Baths 151 sqm 0.08 ha

Built in the commune of Colomiers in the Ramassiers district, this warm 151sqm house is located in a quiet and residential area. From the entrance, the volumes set the tone and the bay windows let in...

At a Glance

Reference	MFH-EAT7712	Near to	Toulouse	Price	€595,000
Bed	3	Bath	1	Hab.Space	151 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Built in the commune of Colomiers in the Ramassiers district, this warm 151sqm house is located in a quiet and residential area. From the entrance, the volumes set the tone and the bay windows let in the light. The living room, the real beating heart of the house, has several spaces, all making 73sqm: lounge area, dining room then open fitted kitchen. A pleasant wood stove invites conviviality. This is followed by a back

kitchen/laundry room as well as a separate toilet. Upstairs, the house has 3 comfortable bedrooms ranging from 11 to 16sqm each. A large dressing room takes place as well as a spacious bathroom with a whirlpool bath, an Italian shower and a toilet. Outside, the house opens directly onto a terrace, then a large and pleasant swimming pool facing due south. Double garage. Pool room/garden shed. This pretty house is the ideal place to live for a family looking for a pleasant villa in a Serrein district. School - 800m Lycée Victor Hugo - 6km Toulouse Blagnac Airport - 8.7km Airbus - 3.3km Toulouse center - 11.9km ENERGY CLASS: B / CLIMATE CLASS A: Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR690 and EUR1,000 Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€595,000

Key Information

Year Built:	2010
Internal Area:	151 sqm
Land Area:	0.08 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