

[Click to view MFH-EAT8076](#)

House with swimming pool and garage in a village on the banks of the Aveyron

Tarn-et-Garonne , Occitanie



€440,000

inc. of agency fees

4 Beds 1 Baths 244 sqm 0.03 ha

In the centre of the village, this building of approximately 244sqm is made up of two buildings that have been combined to form one and thus offer very beautiful volumes. The main house, formerly the...

At a Glance

Reference MFH-EAT8076
Bed 4
Land 0.03 ha

Near to Toulouse
Bath 1
Pool Yes

Price €440,000
Hab.Space 244 sqm
Land Tax N/A

Property Description

In the centre of the village, this building of approximately 244sqm is made up of two buildings that have been combined to form one and thus offer very beautiful volumes. The main house, formerly the home of a prosperous merchant from the beginning of the 20th century, has been enlarged and modernised by the renovation of its adjoining barn by a renowned local architect. The entrance opens onto a boudoir area, and

distributes a storeroom and a toilet with washbasin. The semi-open kitchen is accompanied by a bright dining room which opens onto a terrace with a plancha area and an unobstructed view. The living room area, entirely glazed, has an original fireplace and opens onto another terrace with its trapezoid-shaped swimming pool. A garage access is accessible from the house and also benefits from a cellar. Two staircases distribute the sleeping areas in each wing of the building. A metal staircase made by a local ironworker leads us to the master suite, equipped with a dressing room, a shower room and a balcony overlooking the countryside. On this landing, there is also a toilet and a games room of more than 40sqm, located above the garage. Another staircase, this one made of wood, distributes three bedrooms, of 14, 17 and 18 sqm each with fireplaces and parquet floors. A bathroom with a bathtub, a shower and two sinks completes this level, as well as a closed toilet. In a quiet environment, with a clear and breathtaking view of meadows, the amenities of the village are just a stone's throw away, Caussade 10 minutes away, and Montauban 25 minutes away. Large garage / open view / village center / swimming pool / terraces ENERGY CLASS D / CLIMATE CLASS B Estimated average annual energy expenditure for standard use: between EUR4,260 and EUR5,810. Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website: Eric LIEGARD: Sales agent 509 899 605 RSAC Montauban Tel: 07 78 35 13 69

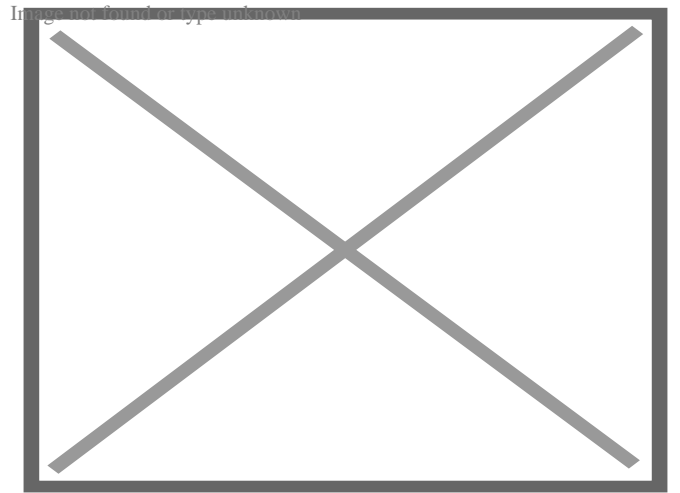
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€440,000

Key Information

Year Built:	1750
Internal Area:	244 sqm
Land Area:	0.03 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