

[Click to view MFH-EAT8086](#)

## Superb modern house with garden and swimming pool

Tarn , Occitanie



# €545,000

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.12 ha

Ideally located in a dead-end street for more tranquility, this single-storey house of 170 sqm will appeal to lovers of modernity and comfort. The entrance leads to a large living room bathed in light,...

### At a Glance

<b>Reference</b>	MFH-EAT8086	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Ideally located in a dead-end street for more tranquility, this single-storey house of 170 sqm will appeal to lovers of modernity and comfort.

The entrance leads to a large living room bathed in light, where a spacious living room, a dining room and an

open kitchen, both functional and aesthetic, meet.

The sleeping areas, well defined for more privacy, include on one side two comfortable bedrooms with a shared bathroom and separate toilets. On the other, two beautiful en-suite bedrooms, each with their own dressing area and a private bathroom, equipped with toilets, have been designed to offer a pleasant and practical living environment.

A laundry room, located nearby, provides direct access to the garage.

Outside, a tastefully landscaped garden invites you to enjoy sunny days. Its large terrace, equipped with an awning and a bioclimatic pergola, as well as its swimming pool with beach, offer spaces conducive to relaxation and ideal for enjoying friendly moments with family or friends.

This house, designed down to the smallest detail, harmoniously combines elegance and functionality to meet all expectations.

Built in 2010

Underfloor heating / Reversible air conditioning

9x4 salt pool

Schools, shops and amenities: 5 minutes

Train station: 8 minutes

Motorway access: 15 minutes

Toulouse: 1 hour

**ENERGY CLASS: A / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 570 and 810 euros.

Information on the risks to which this property is exposed is available on the Géorisques website:

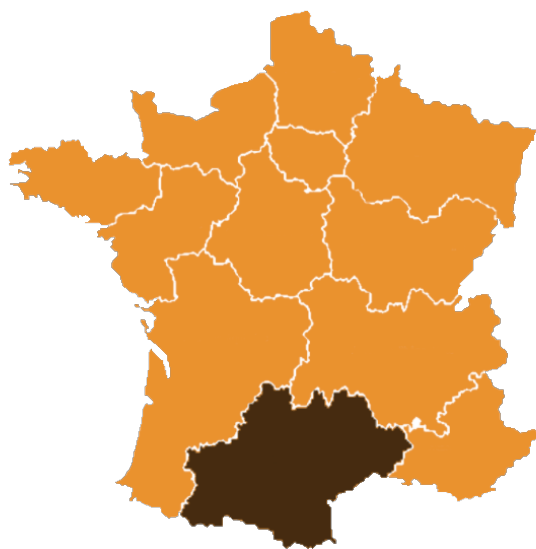
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€545,000

## Key Information

Year Built:	2010
Internal Area:	170 sqm
Land Area:	0.12 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