

[Click to view MFH-EAT7844](#)

## Renovated Lauragaise with swimming pool

Haute-Garonne , Occitanie



# €850,000

inc. of agency fees

3 Beds   2 Baths   235 sqm   0.15 ha

On the heights of Escalquens, this charming 19th century Lauragaise offers 245sqm of living space. The entrance through a first living room reveals the successful blend of old and more contemporary elements....

### At a Glance

|                  |             |                |          |                  |          |
|------------------|-------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAT7844 | <b>Near to</b> | Toulouse | <b>Price</b>     | €850,000 |
| <b>Bed</b>       | 3           | <b>Bath</b>    | 2        | <b>Hab.Space</b> | 235 sqm  |
| <b>Land</b>      | 0.15 ha     | <b>Pool</b>    | Yes      | <b>Land Tax</b>  | N/A      |

### Property Description

On the heights of Escalquens, this charming 19th century Lauragaise offers 245sqm of living space. The entrance through a first living room reveals the successful blend of old and more contemporary elements. The ground floor has a first bedroom with its adjoining bathroom. The kitchen-diner has high-end equipment. It leads to a large dining room with fireplace, an obvious reception area. Upstairs, a beautiful mezzanine volume is an ideal space for teleworking. The sleeping area on this second level is made up of two beautiful quiet bedrooms, including a suite with bathroom, and a large fitted dressing room. The wooded garden and

the beautiful swimming pool promise relaxation and conviviality with the family, less than 20 minutes from Toulouse. The barn adjoining the house also offers potential for additional development. This rare property will be available in the summer of 2025, a long sale is to be considered. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,430 and EUR2,010. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Aymeric HUYNH - EI - RSAC number 890 473 309

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 2        |
| Price          | €850,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 235 sqm |
| Land Area:     | 0.15 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