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## House for sale in Haute-Garonne

Blagnac , Haute-Garonne , Occitanie



# €420,000

inc. of agency fees

5 Beds      230 sqm      0.15 ha

Located in Aussonne, this beautiful single-storey house to update measures 230 m<sup>2</sup> and is composed of a big living-cum-dining room...

### At a Glance

<b>Reference</b>	MFH-ADF3901014	<b>Near to</b>	Blagnac	<b>Price</b>	€420,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.15 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Aussonne, this beautiful single-storey house to update measures 230 m<sup>2</sup> and is composed of a big living-cum-dining room with a fireplace, an open-plan kitchen, 5 bedrooms with wardrobes, a second smaller sitting room, 2 shower-rooms, a separate toilet, a study, a laundry room, a workshop, a double garage, a big terrace and a swimming pool, with a fenced in garden of 1500 m<sup>2</sup>.

After passing the front gate, you discover this lovely property that is wisely laid out, where you have

everything for moments of happiness.

The front door opens a small entrance hall and the living-cum-dining room (50 m<sup>2</sup>) with a fireplace and insert. To the left is a lovely open-plan kitchen (13 m<sup>2</sup>) that gives directly onto the terrace.

From the living area, a hallway leads to the bedrooms (9 m<sup>2</sup>, 2 x 14 m<sup>2</sup>, 17 m<sup>2</sup>), a shower-room with a toilet (6.9 m<sup>2</sup>), a pantry (12 m<sup>2</sup>), a workshop (10 m<sup>2</sup>), a magnificent study (27 m<sup>2</sup>), a room used as a library that can be converted to your liking, a laundry/shower room (13 m<sup>2</sup>) and a big bedroom (24 m<sup>2</sup>).

Outside, there are 2 lean-tos. The first (20 m<sup>2</sup>) covers the terrace of the kitchen and the second (8 m<sup>2</sup>) is in the angle of the back of the house.

There is a double garage (54 m<sup>2</sup>) with built-in cupboards and a swimming pool. The house is bathed in light thanks to its many patio doors, which give direct access to the pool.

You're going to appreciate the big size of this house - lots of space for easily moving around.

The roof has concave tiles. Construction is traditional. Heating and air-conditioning provided by a heat pump. Electric hot-water heater. There is also the fireplace in the living area. The pool is chlorine treated and has a liner. Security barrier to access.

Internet via fibre.

Located in Aussonne (31840), this property is served by public transport (bus and tram nearby) and conveniences (crèche, schools, businesses, park, surgeries).

Situated 15 minutes from the airport Blagnac International; 1 hr 45 min from the closest ski stations and from the Mediterranean Sea; 2 hr 45 min from the Atlantic Ocean; 2 hr from Spain.

Virtual visit upon request.

Information concerning risk assessments are available on Géorisques: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	House
Bedrooms:	5
Price	€420,000

## Key Information

Internal Area:	230 sqm
Land Area:	0.15 ha

## Location: Occitanie



## Gallery



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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.

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**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.

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