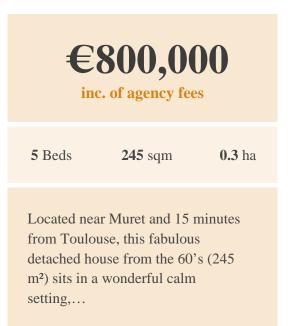


# House for sale in Haute-Garonne

Muret, Haute-Garonne, Occitanie





### At a Glance

Reference	MFH-ADF1626521
Bed	5
Land	0.3 ha

Near to Muret
Pool No

 Price
 €800,000

 Hab.Space
 245 sqm

 Land Tax
 N/A

### **Property Description**

Located near Muret and 15 minutes from Toulouse, this fabulous detached house from the 60's (245 m<sup>2</sup>) sits in a wonderful calm setting, yet is near a city. It is composed of a living room, a dining room, an equipped kitchen, 5 bedrooms, 2 shower-rooms, a bathroom, 2 toilets, a utility room and a laundry room, all on a superb fenced-in and tree-filled garden of 3000 m<sup>2</sup>, with a jacuzzi.

As soon as you enter the house, you'll appreciate the size and brightness of this pleasant and cosy dwelling.

The hall (17.45 m<sup>2</sup>) gives onto an 89 m<sup>2</sup> living area consisting of a living room (27 m<sup>2</sup>), an equipped openplan kitchen (20 m<sup>2</sup>) and a dining room (42 m<sup>2</sup>). There is also a utility room, a shower-room and a laundry room.

From the hall, a staircase leads to the first floor which has 5 bedrooms ( $2 \times 14 \text{ m}^2$ ;  $15 \text{ m}^2$ ;  $18 \text{ m}^2$ ), one being the master bedroom ( $32 \text{ m}^2$ ) with a bathroom ( $14 \text{ m}^2$ ).

The second floor can be converted and measures more than 120 m<sup>2</sup>.

This wonderful house is modern and has been tastefully decorated. It's ready to welcome to have pleasant moments in a quiet and natural environment. Outside, you'll enjoy the grounds at the top of a hill and not overlooked. You'll relax on a terrace surrounded by trees and a summer kitchen on a lovely fenced-in and tree-filled garden of 3000 m<sup>2</sup>. There is also a garden shed.

Oil-fired boiler for heating. PVC joinery with double glazing. Interlocking tiles on roof. Individual drainage system. Automatic front gate with remote control.

Located near Muret and all conveniences; 20 minutes from Toulouse and its airport; 1 hr 45 min from ski resorts and Spain; 2 hr from the Mediterranean Sea; 3 hr from the Atlantic Ocean.

## Summary

Property type: Bedrooms: Price House 5 €800,000

## **Key Information**

Internal Area: Land Area: 245 sqm 0.3 ha

### **Location: Occitanie**



# Gallery













THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved