

[Click to view MFH-EAT5802](#)

Private property in the heart of the Lautrecoise countryside

Tarn , Occitanie



€450,000

inc. of agency fees

8 Beds 3 Baths 271 sqm 3.5 ha

Immerse yourself in a haven of peace where nature meets well-being in this beautiful 271 sqm country property. Made up of two very distinct dwellings, it is nestled in the heart of a wooded and serene...

At a Glance

| | | | | | |
|------------------|-------------|----------------|----------|------------------|----------|
| Reference | MFH-EAT5802 | Near to | Toulouse | Price | €450,000 |
| Bed | 8 | Bath | 3 | Hab.Space | 271 sqm |
| Land | 3.5 ha | Pool | No | Land Tax | N/A |

Property Description

Immerse yourself in a haven of peace where nature meets well-being in this beautiful 271 sqm country property. Made up of two very distinct dwellings, it is nestled in the heart of a wooded and serene landscape. In the first, from the entrance, we find an office and a closed kitchen opening onto a large living room - living room of 43 sqm where a remarkable stone fireplace sits. A beautiful spiral staircase leads to the upper

floor which consists of 4 bedrooms. Continuing on, there is an independent apartment with two other bedrooms. The second house overlooks an oak wood which gives it a peaceful atmosphere. On the ground floor there is a kitchen living room and upstairs, two bedrooms. Surrounded by more than three hectares of land, this residence offers the perfect combination of privacy and tranquility. Outbuildings Closed garages Wood stove Toulouse: 1 hour Castres: 20 mins Castres airport? Mazamet: 30 mins ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 5120 euros and 7010 euros. Information on the risks to which this property is exposed is available on the G orisks website:

Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 8 |
| Bathrooms | 3 |
| Price | €450,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 271 sqm |
| Land Area: | 3.5 ha |
| Has a Garden | 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