

[Click to view MFH-EATEA2-6382](#)

Renovated house and its outbuilding on the hills of Toulouse

Haute-Garonne , Occitanie



€895,000

inc. of agency fees

6 Beds 4 Baths 280 sqm 0.13 ha

Located on the heights of Lacroix-Falgarde, a few minutes from Toulouse, this resolutely atypical house offers a surface area of approximately 280sqm on intimate grounds. The spacious entrance sets the...

At a Glance

Reference	MFH-EATEA2-6382	Near to	Toulouse	Price	€895,000
Bed	6	Bath	4	Hab.Space	280 sqm
Land	0.13 ha	Pool	Yes	Land Tax	N/A

Property Description

Located on the heights of Lacroix-Falgarde, a few minutes from Toulouse, this resolutely atypical house offers a surface area of approximately 280sqm on intimate grounds. The spacious entrance sets the tone for the renovation and links the two levels of the house. The ground floor, designed as an independent apartment, offers a first living space. The different openings allow you to enjoy the terraces naturally extended by the

swimming pool. The first three bedrooms with bathroom find their place. The upstairs is just as exceptional. Different living spaces with strong identities offer a surface area of 80sqm. Four bedrooms including a master suite complete this exceptional property. The exteriors are not left out, the titanic work of the riprap has made it possible to create different levels of terraces and garden spaces which surround the property. A 65sqm double garage and numerous parking spaces complete the package. This exceptional property, in the heart of a sought-after area, required nearly 5 years of renovation with products each more noble than the last. Complete renovation: carpentry, electricity, plumbing, insulation, etc. Possibility of creating two accommodations. Toulouse city center 15 minutes Salt pool Underfloor heating and air conditioning
Information on the risks to which this property is exposed is available on the G eorisks website ENERGY CLASS: B / CLIMATE CLASS : A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1,310 euros and 1,850 euros

Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€895,000

Key Information

Year Built:	1980
Internal Area:	280 sqm
Land Area:	0.13 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