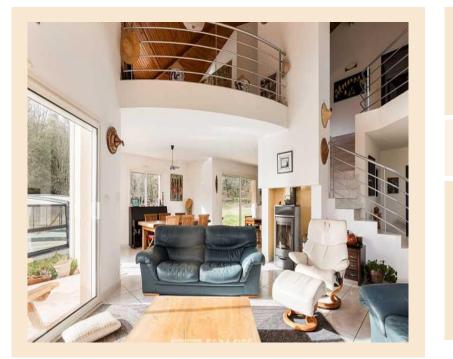


Architect's house in Pibrac

Haute-Garonne, Occitanie





5 Beds **2** Baths **207** sqm **0.55** ha

It is on the edge of the Bouconne forest that this architect-designed house from 1996 is located. On a plot of more than 5000sqm, with a swimming pool, it offers 207sqm of living space. The first level...

At a Glance

Reference	MFH-EAT9226	Near to	Toulouse	Price €8	320,000
Bed	5	Bath	2	Hab.Space 20)7 sqm
Land	0.55 ha	Pool	Yes	Land Tax N/.	А

Property Description

It is on the edge of the Bouconne forest that this architect-designed house from 1996 is located. On a plot of more than 5000sqm, with a swimming pool, it offers 207sqm of living space. The first level offers a beautiful living space of 80sqm, completely open to the outside. A first sleeping area away from the life of the house has two beautiful bedrooms and a large bathroom. Upstairs, the Rochelle overlooking the living room is an ideal relaxation area, it leads to the two bedrooms on this level, as well as to the office. Each of the two bedrooms has its own balcony. A separate shower room completes this part of the house dedicated to

children. The indoor swimming pool and the wooded environment reinforce the friendly atmosphere of this rare property. The garage in the basement can accommodate three vehicles. It also includes a cellar and a laundry room. This property is equipped with photovoltaic panels and a geothermal heating system, which are real assets in terms of savings and energy performance. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,210 and EUR1,700. 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 - 06 71 86 07 63

Summary		Key Information	
Property type:	House	Year Built:	1996
Bedrooms:	5	Internal Area:	207 sqm
Bathrooms	2	Land Area:	0.55 ha
Price	€820,000	Property Features:Balcony: 2	
		Has a Garden	Yes
		Swimming Pool?	Yes

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 ©2004-2025 my-french-house.com All Rights Reserved