

[Click to view MFH-EAT9335](#)

Elegantly renovated old farmhouse in Saint-Orens-de-Gameville

Haute-Garonne , Occitanie



€525,000

inc. of agency fees

3 Beds 2 Baths 147 sqm 0.09 ha

In the immediate vicinity of the center of Saint-Orens-de-Gameville and only 15 minutes from the heart of Toulouse, this renovated old farmhouse of 147 sqm on the ground (135 sqm of living space) benefits...

At a Glance

Reference	MFH-EAT9335	Near to	Toulouse	Price	€525,000
Bed	3	Bath	2	Hab.Space	147 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

In the immediate vicinity of the center of Saint-Orens-de-Gameville and only 15 minutes from the heart of Toulouse, this renovated old farmhouse of 147 sqm on the ground (135 sqm of living space) benefits from a prime location, ideal for combining tranquility and practicality. In addition, the technological and strategic centers of excellence of Labège are 5 km from the house.

From the entrance, the charm operates with custom-made storage integrated into the hall. An elegant workshop glass roof separates the entrance from the living room while offering a clear view of the garden. The exposed bricks, combined with a characterful chestnut parquet floor, create an atmosphere that is both warm and friendly. The dining room, bathed in light, opens directly onto a spacious and functional kitchen, designed for moments of sharing. A bathroom and toilet complete the ground floor.

Upstairs, the sleeping area consists of three large bedrooms with generous volumes, offering all the necessary comfort. An independent office allows you to isolate yourself to work or relax. A modern bathroom and a storeroom complete this space.

Outside, the landscaped garden of 859 sqm is a real green setting. Two beautiful umbrella pines shade a wooden terrace decorated with a pergola, ideal for enjoying summer meals or evenings with friends. This outdoor space also offers the possibility of installing a swimming pool. On the other side of the garden, a fully equipped workshop is arranged in the extension of a carport for 2 cars.

This old renovated farm, combining old-world charm and contemporary comfort, seduces with its neat finishes, its bucolic setting and its strategic location close to amenities and the city of Toulouse.

ENERGY CLASS: B / CLIMATE CLASS: An Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR1,110 and EUR1,560.

Information on the risks to which this property is exposed is available on the G eorisques website

Sales agent: Yvan Collante- EI - RSAC number 932 242 358 - 06 71 86 07 85

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€525,000

Key Information

Internal Area:	147 sqm
Land Area:	0.09 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