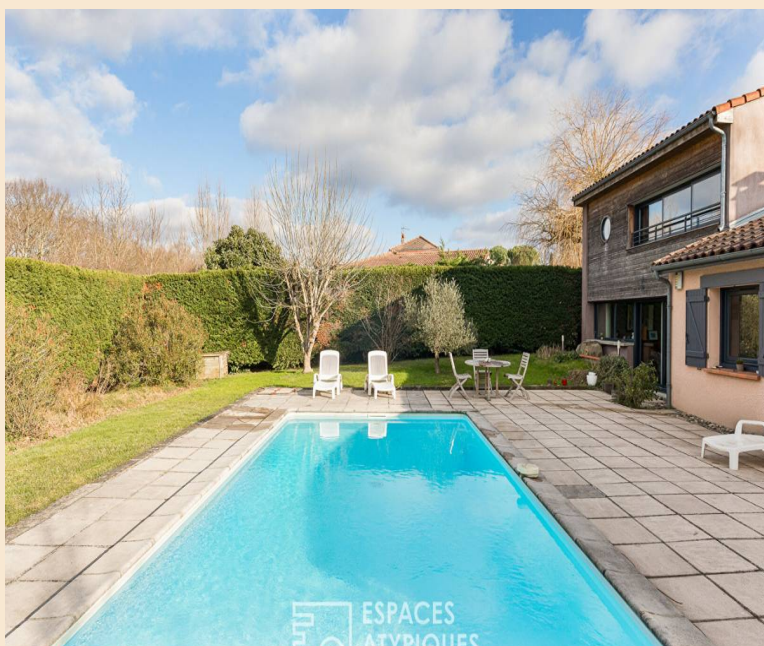


[Click to view MFH-EATEA1-9212](#)

Family home in Pibrac

Haute-Garonne , Occitanie



€650,000

inc. of agency fees

5 Beds 174 sqm 0.13 ha

Situated in the sought-after town of Pibrac, this bright, modern house offers around 174m² of living space. It enjoys a privileged location in a quiet...

At a Glance

Reference MFH-EATEA1-9212

Bed 5

Land 0.13 ha

Near to Toulouse

Pool Yes

Price €650,000

Hab.Space 174 sqm

Land Tax N/A

Property Description

Situated in the sought-after town of Pibrac, this bright, modern house offers around 174m² of living space.

It enjoys a privileged location in a quiet residential area, a haven of peace that's ideal for family life.

As soon as you enter the house, you are immediately impressed by the vast living area that opens onto a large open space.

This space includes a living room with wood-burning stove for winter evenings, a dining room and an open-plan kitchen bathed in light thanks to a skylight.

A practical utility room completes the space.

The left wing of the house houses four spacious bedrooms and a modern shower room, providing a pleasant and functional living environment.

A modern staircase leads to the master suite, a truly private space with its own study and bathroom.

This master bedroom offers uninterrupted views and natural light thanks to its large windows, creating an atmosphere of serenity and comfort.

Outside, a large terrace overlooks the swimming pool and its wooded garden, the perfect place for relaxing with family or friends.

This family home combines comfort and modernity, with quality materials and attention to detail, to offer you a unique living experience.

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1420 and euros1980.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques

Summary

Property type:	House
Bedrooms:	5
Price	€650,000

Key Information

Internal Area:	174 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery







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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.

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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

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S. and L. BROWN



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