

[Click to view MFH-EATEA2-9369](#)

## Recent house between character and contemporary volume in Pibrac

Haute-Garonne , Occitanie



**€699,000**

inc. of agency fees

4 Beds

193 sqm

0.11 ha

Located in a dead end, close to the Bouconne forest in Pibrac, this house of approximately 190sqm with swimming pool is impressive. At the end of a path,...

### At a Glance

**Reference** MFH-EATEA2-9369  
**Bed** 4  
**Land** 0.11 ha

**Near to** Toulouse  
**Pool** Yes

**Price** €699,000  
**Hab.Space** 193 sqm  
**Land Tax** N/A

### Property Description

Located in a dead end, close to the Bouconne forest in Pibrac, this house of approximately 190sqm with swimming pool is impressive. At the end of a path, the architecture is gradually revealed. From the entrance, the volumes are intriguing. The open living room is naturally extended by the independent kitchen. A veranda used as a gym could have a completely different use and extend the living space. The whole

overlooks the exteriors without vis-à-vis and a swimming pool finds its ideal place. A first sleeping area is offered on the ground floor with two bedrooms designed as suites with two private bathrooms. The upper floor is dedicated to rest. A large mezzanine overlooks the living room and serves as an office or secondary lounge. Two other bedrooms also benefit from their private bathroom. The exteriors are not left out, the garden is pleasant and overlooks a field. On the ground floor, a large double garage completes the whole / The quality services will delight the most demanding who appreciate comfort and contemporary volumes. Underfloor heating on both levels by heat pump Blagnac airport 17kms away ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR620 and EUR920 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 ? 07 81 90 11 35

## Summary

Property type:	House
Bedrooms:	4
Price	€699,000

## Key Information

Internal Area:	193 sqm
Land Area:	0.11 ha
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

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