

[Click to view MFH-EATEA3-7100](#)

## Property and outbuildings surrounded by nature

Haute-Garonne , Occitanie



**€1,290,000**

inc. of agency fees

7 Beds   7 Baths   640 sqm   1.25 ha

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche...

### At a Glance

**Reference** MFH-EATEA3-7100  
**Bed** 7  
**Land** 1.25 ha

**Near to** Toulouse  
**Bath** 7  
**Pool** Yes

**Price** €1,290,000  
**Hab.Space** 640 sqm  
**Land Tax** N/A

### Property Description

This former 19th century agricultural estate offers approximately 640sqm of living space on a plot of more than one hectare, a few minutes from Villefranche de Lauragais. The complex includes a large gîte, three guest rooms and a main house, organized around a first cloistered garden. The vast winter garden gives access to the cathedral living room of the house. This first level, as well as the adjoining kitchen, offers a

warm and ideal space for family moments. On the lower level, two master suites and the cinema lounge have direct access to the swimming pool and its completely unobstructed view of the surrounding woods and the Pyrenees. In the heart of the cloister, the three air-conditioned guest rooms each have their own bathroom. The independent gîte offers the possibility of sleeping 8 people, divided into a bedroom on the ground floor and a dormitory upstairs. The large fitted garage is equipped with all electrical requirements to create a catering space. The estate is powered by numerous photovoltaic panels, promising near autonomy in electricity. The car park also has an electric vehicle charging station. ENERGY class: D / CLIMATE class: B  
Average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,530. Information on the risks to which this property is exposed is available on the G orisks website Commercial agent: Aymeric HUYNH - EI - RSAC number 890 473 309

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	7
Price	€1,290,000

Key Information

Year Built:	1850
Internal Area:	640 sqm
Land Area:	1.25 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

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