

[Click to view MFH-RHGS600](#)

Lovely stone house with separate house, pool and gardens - VIDEO

Parisot , Tarn-et-Garonne , Occitanie



€399,000

inc. of agency fees

5 Beds 4 Baths 190 sqm 4884 sqm

With no immediate neighbours and views over the surrounding countryside, this renovated stone house comes with a separate gite and gardens of just over an acre with a pool. Rental potential.

At a Glance

| | | | | | |
|------------------|-------------|----------------|----------|------------------|----------|
| Reference | MFH-RHGS600 | Near to | Toulouse | Price | €399,000 |
| Bed | 5 | Bath | 4 | Hab.Space | 190 sqm |
| Land | 4884 sqm | Pool | Yes | Land Tax | N/A |

Property Description

Located within walking distance of the village with no immediate neighbours and views over the surrounding countryside, this renovated 4 bedroom stone built house (155 sqm) has a swimming pool, a separate gite (37 sqm) and gardens of just over an acre (4,884 sqm).

THE MAIN HOUSE

The first floor

- External stone steps with storage under lead up to
- Kitchen-Dining area An L shaped room with stairs leading up to master bedroom and washing machine under stairs
- The dining area (5,0m x 3,8m) (19,4 sq.m) with fireplace and woodburner, tommette tikes, views over pool and garden, washing machine point, stone evier and round to
- Kitchen area (5,0m x 3,5m) (17,5 sq.m) With dual aspect windows, built-in range of base and wall units, double butler sinks, Smeg gas fired range cooker, Beko dishwasher, carousel unit, wooden worktops with electric heater and beamed ceiling. Steps down to
- Salon (6,0m x 5,3m) (32,6 sq.m) With gap between kitchen and salon with scope to install a woodburner, dual aspect windows, two electric radiators, parquet floor and French double doors out onto the large balcony with lovely views. Stairs down to

The ground floor

- With double French doors either side of the main lobby area (5,0m x 1,8m) (9,2 sq.m) with doors off to cloakroom with WC and wash basin, further cupboard with hot water cylinder, door to shower room with with wash basin and railhead shower in tiled cubicle.
- Bedroom 2. (4,9m x 2,9m) (14,4 sq.m) With tiled floor, electric heater, French doors to outside and door to bathroom (2,0m x 1,9m) (3,9 sq.m) with wash basin, bath with shower over, WC, extractor fan and electric heater.
- The passageway leads down to the other bedrooms
- Bedroom 3 (3,2m x 3,0m) (10 sq.m) With French doors to outside, wardrobe, exposed stone wall.
- Bedroom 4 (4,3mx 2,9m) (12,9 sq.m) With window looking out down the valley under the balcony, beams, cupboard and exposed stone walls.

The Attic Level

- Master bedroom (7,0m x 4,2m) (30 sq.m including the shower room). A really lovely room with timber cruck ceiling, dressing area and door to shower room with shower cubicle, WC and wash basin with velux roof light.

THE SECOND HOUSE

The ground floor

- A separate building at the end of the garden with a chalet feel from the outside comprising

- Kitchen/living/dining area (6,6m x 3,5m) (23,8 sq.m). Timber base units with tiled worktops, white glazed sink with mixer tap, gas hob and cupboard with hot water cylinder. Tiled floor and beams.
- Bedroom 1 (3,1m x 2,9m) (9,3 sq.m) With tiled floor
- Shower Room (2,4m x 1,7m) (4,4 sq.m) With shower cubicle, wash basin and WC.
- *Stairs* up to Bedroom 2 (3,6m x 2,6m). Not counted in habitable space as this has lower ceilings, there is space to have two twin beds.

OUTSIDE

- There is a parking area to the side of the quiet commune road that continues to a few other houses with gates into the gardens which extend to 4,884 sq.m in total. On one side of the house, there is a stone paved terrace with gravelled path leading down to the pool with lawns on either side.
- Swimming Pool. (10m x 5m) A chlorine pool with a liner, roman steps and the end and surrounded by a timber security fence.
- The pool house is under the pool with filtration system and electric heater.
- The other side of the house has a raised bed for vegetables under the balcony and a further area of lawn with a gravelled path leading up to the maison d'ami.

ADDITIONAL INFORMATION

- This is a delightful property with an established rental for the last few years over a 22 week period on average which could be continued.
- Good business potential
- Walking distance to the village with bars and restaurants, bakery and small shop.
- Tax fonciere (land tax) 1615 euros per annum
- VIDEO available on request

The main house has been successfully let for a number of years, contact us for full details and to receive the video tour.

Environment & Surroundings

Near to Shops? ✓

And Before You Ask

Exposure: South-east
Condition: Ready to move in
Heating System: East
Condition of Roof: Recent
Drainage: Recent septic tank
Property Tax: €1615.00

Summary

Property type: Countryside house
Bedrooms: 5
Bathrooms: 4
Price: €399,000

Key Information

Year Built: 1860
Internal Area: 190 sqm
Land Area: 4884 sqm
Floor: 2
How many Outbuildings: 1
Number of Fireplaces: 2

Property Features:

- great views
- no immediate neighbours
- recent septic tank
- video on request
- walk to the shops
- rental potential

Has a Garden: Yes
Has a Terrace?: Yes
Swimming Pool?: Yes
Pool House?: Yes
Has ADSL/Broadband?: 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