

[Click to view MFH-MPAR02224](#)

Superb maison de maitre, from XVII with 2 gites, pool, 2ha of land and...

Saverdun , Ariège , Occitanie



€1,190,000

inc. of agency fees

9 Beds 4 Baths 471 sqm 2 ha

Maison de maître, from XVII century with two turrets, entirely renovated 471m² (including two gîtes, situated in the foothills of the Pyrenees, 50km south of Toulouse, set in about 2ha of land with beautiful...

At a Glance

Reference	MFH-MPAR02224	Near to	Saverdun	Price	€1,190,000
Bed	9	Bath	4	Hab.Space	471 sqm
Land	2 ha	Pool	No	Land Tax	N/A

Property Description

Maison de maître, from XVII century with two turrets, entirely renovated 471m² (including two gîtes, situated in the foothills of the Pyrenees, 50km south of Toulouse, set in about 2ha of land with beautiful garden and swimming pool, large outbuilding, in an intimate setting with no neighbours, spectacular views of the Pyrenees and surrounding countryside.

Main house – 342m² : Entrance, shower room (shower, washbasin) with WC, Neptune solid wood Kitchen, fully equipped including Falcon cooker, living room with magnificent stone fireplace equipped with a wood burner. Storage room. Laundry room.

1st floor: Two master suites: one with en-suite bathroom and dressing room, the other with en-suite bathroom, jacuzzi and Italian shower and separate WC. 2 Large bedrooms. Family bathroom with WC. Large landing.

Second floor: Large music room 54m², 2 large bedrooms with sink..

The Gîtes : Gite 1 – 76m²: very nice recently constructed conservatory with fully retractable doors (built by an artisan and great for capturing winter sun heat), Living room, separate WC, 2 bedrooms. Shower room and WC.

Gite 2 – 53.5m² : Living room, kitchen, bedroom, landing with sleeping area and shower room, separate WC.

The whole building is in excellent condition, it has been renovated in the last 15 years with a lot of luxury and quality materials. Recently the roof was completely renewed and two dormer windows installed (4 layers of insulation, aluminium, glass wool, sandwich panels), double glazing throughout. Gas central heating with condensing boiler, pellet stove and large wood stove (Jotul), bathroom made by a craftsman with jacuzzi.

Renovation work also includes new flooring and natural lime plaster on the walls. Sanitation by septic tank followed by phyto-treatment.

The exteriors: swimming pool with fantastic views of the Pyrenees, over 12m long with variable depth, salt system with new polyester lining (30 years life span), it is heated by 2 solar panels. The beautifully landscaped gardens contain many species of trees (in total over 4,000, including many fruit trees which yield a lot of cherries, apples, pears, plums; shrubs and hedges in addition to many grasses, herbs and flowers), a vegetable garden which can be extended, makes it a very special place for wildlife including butterflies and birds. A pond fed by the barn's rainwater. The land is terraced and is therefore accessible on foot or by quad bike, it is doubly enclosed and is equipped with an automatic double point gate and touch pad.

The outbuildings consist of an old barn of 146m² partly closed with two workshops and a garage...equipped with water and electricity. This building has a new steel roof and is equipped with 60 solar panels producing around 13,000 kwh per year for an income of around 7,000€ per year with the end of the contract for 2035. There are three outhouses for chickens, ducks or pigs. The house has its own driveway, newly tiled and is in a cul de sac, so very private. In addition, this property offers a well and a holding tank for 18m³ of rainwater for irrigation via a pumping system), a fountain in front of the house, high quality exterior lighting. The house keeps beautifully cold in the heat of summer due to the 1m thick stone walls.

Great potential for a warm family house for around 22 people, or a gîte and B&B in a very nice and quiet location 15 minutes from Saverdun with all amenities (supermarkets, restaurants, school, college, pharmacy, etc., less than 30 min from Auterive, Toulouse (airport) less than an hour in the beautiful region of Occitanie. The historic village of Carla Bayle is only 15 minutes away.

Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	4
Price	€1,190,000

Key Information

Internal Area:	471 sqm
Land Area:	2 ha

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