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## Farmhouse with views of the Pyrénées

Caraman , Haute-Garonne , Occitanie



# €990,000

inc. of agency fees

6 Beds   1 Baths   420 sqm   0.42 ha

Within 25kms of Toulouse, we find this fantastic property suitable for family living or a boutique B&B due to the 3 independent bedrooms with showers/WC and reverse air conditioning. An independent...

### At a Glance

<b>Reference</b>	MFH-MPHGT20236	<b>Near to</b>	Caraman	<b>Price</b>	€990,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	420 sqm
<b>Land</b>	0.42 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Within 25kms of Toulouse, we find this fantastic property suitable for family living or a boutique B&B due to the 3 independent bedrooms with showers/WC and reverse air conditioning. An independent gîte with one bedroom could also be used to generate an income.

In the main house there is a huge veranda with magnificent plants and flowers leading on to a 150m2 terrace with amazing views of the Pyrénées in the distance.

The main house comprises of a large lounge full of character with an open fireplace which leads onto the kitchen which has an insert wood burner. The master suite leads off the kitchen and has a large bathroom, dressing room, gym and hot tub. The second bedroom is off the first floor mezzanine and has it's own facilities. The mezzanine is currently used as an office space, library and spare sleeping area. The 3 independent bedrooms are accessible down a few steps and all have large patio doors with views overlooking the countryside.

This property is full of character and has been well looked after and lovingly renovated by the current owners for the last 40 years. Amenities are close by so it is not isolated but is very private and peaceful.

The property sits on 4,200m<sup>2</sup> of land.

Heating is gas central heating and the fosse septique, we believe, conforms to current standards.

This beautiful home is in the perfect location.....close to Toulouse yet sitting amongst the rolling hills.....what are you waiting for?

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€990,000

## Key Information

Year Built:	1880
Internal Area:	420 sqm
Land Area:	0.42 ha

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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**

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.

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