

[Click to view MFH-MPGRI011](#)

Beautiful modern villa located in a quiet area just outside the village...

Mauvezin , Gers , Occitanie



€499,000

inc. of agency fees

4 Beds 208 sqm 0.19 ha

This beautiful modern villa 207m2 is located in a quiet area just outside the village. The house is fully equipped, there...

At a Glance

Reference	MFH-MPGRI011	Near to	Mauvezin	Price	€499,000
Bed	4	Pool	No	Hab.Space	208 sqm
Land	0.19 ha			Land Tax	N/A

Property Description

This beautiful modern villa 207m2 is located in a quiet area just outside the village.

The house is fully equipped, there is a beautiful salt swimming pool and the garden of over 1900m2 offers a view of the countryside.

Through the hall you enter the spacious and bright living room 53.5m² with an open dining / kitchen and access to the terrace with the swimming pool.

From the kitchen there is access to a utility room 17m² which contains a wine climate fridge, refrigerator and storage cupboards.

In the hall there is access to a laundry room 17.5m² with many storage cupboards here as well.

On the ground floor are 2 spacious bedrooms of 11 and 13m², an office of 8m², a bathroom with Italian shower and a separate toilet.

On the 1st floor, a spacious hall with a sitting area of 15.8m² gives access to two bedrooms of 16m², a fully equipped dressing room of 12m², a spacious bathroom with Italian shower and a separate toilet.

Beautiful built-in wardrobes have been made throughout the house, which provide plenty of storage space.

Then there is the garage of 30m² which is accessible on 2 sides via an electric lifting door and which has a grease pit.

In the garden there is a wooden chalet and a shed that also houses the technical room for the swimming pool.

This luxury villa is fully equipped and ready to move into. It is located in a beautiful area with all necessary facilities such as supermarket, bakery, butcher, bank, restaurant, doctor and pharmacy within easy reach.

L'isle Jourdain, Mauvezin, Solomiac within half an hour and Toulouse/Blagnac at 1 hour drive.

Summary

Property type:	House
Bedrooms:	4
Price	€499,000

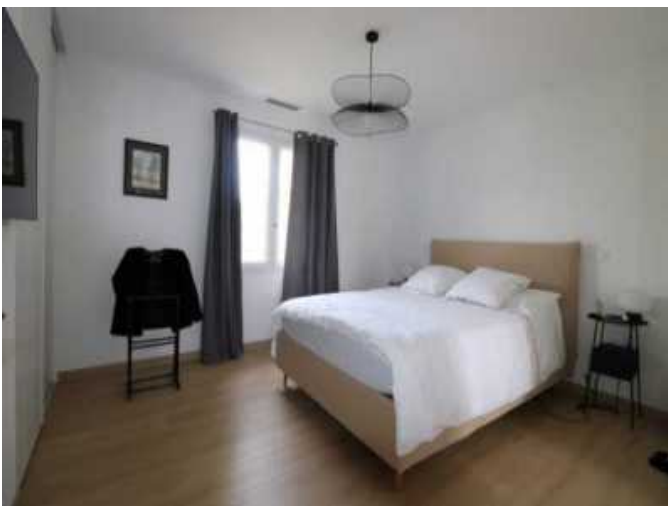
Key Information

Year Built:	1999
Internal Area:	208 sqm
Land Area:	0.19 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