

[Click to view MFH-MPHG02343](#)

Superb property with outbuildings on more than 5ha of land

Montesquieu-Volvestre , Haute-Garonne , Occitanie



€469,000

inc. of agency fees

4 Beds 202 sqm 5 ha

Superb property comprising a stone house 202m², adjoining a very large garage/workshop 75m², non-adjoining outbuildings on more than 5ha (mown by a neighbour without contract, land therefore free).

Views...

At a Glance

Reference MFH-MPHG02343

Bed 4

Land 5 ha

Near to Montesquieu-Volvestre

Pool No

Price €469,000

Hab.Space 202 sqm

Land Tax N/A

Property Description

Superb property comprising a stone house 202m², adjoining a very large garage/workshop 75m², non-adjoining outbuildings on more than 5ha (mown by a neighbour without contract, land therefore free). Views of the countryside and Pyrenean foothills. Well and swimming pool.

House: large entrance hall 5m², bedroom 22.25m² with shower room, kitchen 20.80m² with fireplace, living

room 42.34m² with wood burner and access to the laundry/boiler room 15.81m² and then the garage/workshop.

1st floor: from the 4m² landing, access to 2 bedrooms, one of 22.28m² with large dressing room and the 2nd of 22.49m². WC 2m².

1st floor: from the lounge, access to the master suite with large bedroom 43.45m² with shower room 11.43m² (shower + large washbasin + WC).

Attic for storage, underfloor insulation.

The outbuildings are an old farmhouse (two rooms, 24.12m² and 15.07m²) and a hangar (44.91m²) and two small tin sheds for animals in the grounds.

The swimming pool faces south

The house has been renovated over the last 15 years, with a new roof, oil-fired central heating, new drainage, double glazing and a completely new interior...

Situated 5 minutes from a village with small amenities and weekly market, Montesquieu Volvestre is 12 kilometres away, Toulouse about 1 hour.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€469,000

Key Information

Internal Area:	202 sqm
Land Area:	5 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