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## Traditional French House with Mountain Views

Labastide-d'Anjou , Aude , Occitanie



# €849,900

inc. of agency fees

6 Beds    5 Baths    412 sqm    1 ha

Traditional spacious stone house (412m<sup>2</sup>), with 1 hectare of land and views of the Pyrenees mountains. This spacious domaine can be used as one large family home or be split into main house and...

### At a Glance

<b>Reference</b>	MFH-MPADOP0240	<b>Near to</b>	Labastide-d'Anjou	<b>Price</b>	€849,900
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	412 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Traditional spacious stone house (412m<sup>2</sup>), with 1 hectare of land and views of the Pyrenees mountains.

This spacious domaine can be used as one large family home or be split into main house and gîte. There are 6 bedrooms and 5 bathrooms all together, two large living rooms, a parental suite and games room. Outside

there are barns, covered terraces, a BBQ area, pool and a large garden. This property is not overlooked and has uninterrupted views of the countryside and Pyrenees mountains.

#### Ground Floor:

Large kitchen/dining area with open fire and access to the garden and covered terrace, living room plus snug (both with doors onto the south facing terrace), two bedrooms, a shower room and a bathroom.

First Floor (from kitchen stairs): Large bedroom, WC, games room/bureau.

First Floor (from the 2nd stair case): 3 large bedrooms (one with en-suite bathroom), plus family bathroom.

#### In addition:

- Covered Terrace for outdoor dining
- Large barn
- Workshop
- Woodstores

#### Outside:

The property is access via a private tree lined drive. The garden consists of a large pool, several terraces, a BBQ area, and many established trees, shrubs and plants. There is 1 hectare of land in total. The house is not overlooked and has fabulous views from every angle.

#### Location:

Just 45 minutes from Toulouse and 15 minutes from Castelnaudary, this property is the perfect option for someone that wants to live in the country but have easy access to all main amenities. With an international airport at Toulouse and a train station at Castelnaudary, the house is easy to access.

Classic spacious French home, surrounded in nature - a perfect place to escape to.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€849,900

## Key Information

Internal Area:	412 sqm
Land Area:	1 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.

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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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