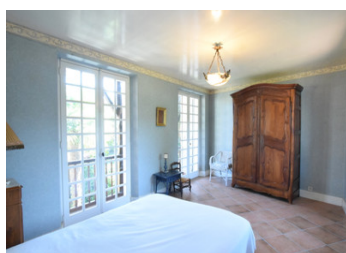
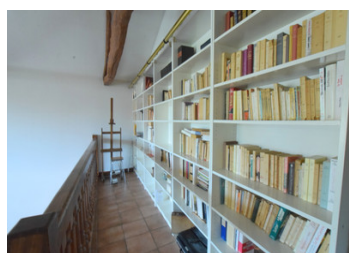


Spacious 6-bed home with pool, private setting, near St Giron & St Lizier – ideal family or holiday home

EXCLUSIVE



INFORMATION

Town:	Touille
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	771 m2

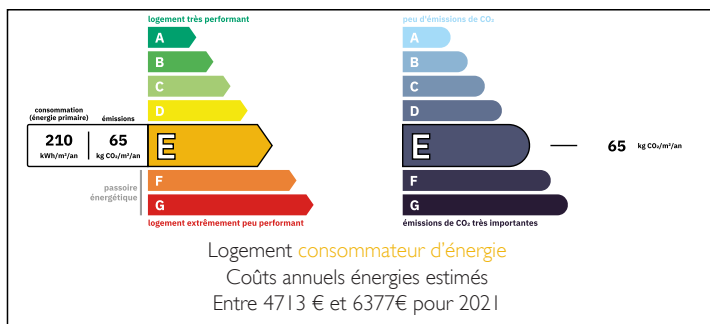
IN BRIEF

HAUTE-GARONNE, OCCITANIE – This spacious 6-bedroom home with swimming pool sits in a peaceful, private setting in a charming village south of Toulouse, close to St Giron and St Lizier. Ideal as a family home, B&B, or holiday property, it offers flexible living in one of France's most beautiful regions.

Just 55 minutes from Toulouse International Airport and 13 minutes from the train station at St Martory, it's perfectly placed for discovering the Pyrenees – with walking, cycling, historic towns, and lively weekly markets all nearby.

A rare opportunity for those seeking a second home, lifestyle change, or income potential. Also ideal for friends or family to purchase together and enjoy everything this stunning region has to offer.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled in a quiet and welcoming village close to the town of Salies du Salat, in the Haute-Garonne, Occitanie, this spacious and characterful 6-bedroom home offers the perfect blend of comfort, charm and opportunity.

With a private swimming pool, perfect sized gardens that are virtually private and not overlooked, to enjoy long sunny days and are easy to manage whether a family permanent home or a holiday home.

The house has original period features, and multiple flexible living areas - an ideal family home, holiday retreat, or B&B opportunity in one of France's most desirable rural regions.

Only a short drive from the spa town of Salies-du-Salat, and with easy access to Toulouse, St Girons, St Lizier, and the Pyrenees mountains, this property enjoys a peaceful setting without being isolated — and offers the kind of relaxed, scenic lifestyle that many dream of when moving to the south of France.

GROUND FLOOR - WARM WELCOME AND FLEXIBLE LIVING

Accessed through large wrought-iron gates, a gravel driveway leads to the integral garage and the main entrance of the house. Step through the beautiful original front door and you are greeted by a welcoming hallway with marble flooring, two radiators, and a sense of timeless charm.

To the right:

* A fully equipped kitchen with original mosaic floor tiles, spot lighting, and two windows.

* A separate WC and shower room, both featuring marble flooring and tiled walls.

LOCAL TAXES

Taxe foncière: 590 EUR

Taxe habitation: EUR

NOTES