



## Stunning 3 Bedroom Country Villa for Sale in Montjoire Haute-Garonne France

### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nome:             | Niall Madden                                                                  |
| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefono:         |                                                                               |
| Languages:        | English                                                                       |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 406,678.92 |

### Posizione

|             |            |
|-------------|------------|
| Nazione:    | France     |
| Cap:        | 31380      |
| Pubblicato: | 08/09/2026 |

Descrizione:

Stunning 3 Bedroom Country Villa for Sale in Montjoire Haute-Garonne France

Esales Property ID: es5553585

1875 Chemin d'Engazagnes Lieu-dit-clapery  
Montjoire  
31380  
France

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Come and discover this single storey house from the 80s on a plot of over 2600 m2 in a quiet area, not overlooked and fully fenced.

You will find an entrance hall opening onto the living area with an area of approximately 38 m2 bathed in



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light thanks to numerous openings, the kitchen is independent fitted and equipped.

The corridor leads to the sleeping area consisting of a WC, a shower room, two bedrooms and an office. The garage space has been transformed into a dressing/laundry space suitable for a master suite with an area of approximately 20 m2. Private swimming pool included in the sale.

## ABOUT THE AREA

Montjoire is a commune in the Haute-Garonne department of southwestern France.

The Haute-Garonne department is located in the South of France. It is one of the 8 departments of the Midi-Pyrenees region. Haute-Garonne is not a historical area of France. Indeed, it is an administrative division composed of different areas of both the Languedoc-Roussillon region and Gascony, a former French region. The department is home to more than one million inhabitants. The towns of Saint-Bertrand-de-Comminges, Rieux-Volvestre and Saint-Sulpice-sur-Leze are amongst the most beautiful towns of France.

From East to West, the Canal du Midi and the Canal de Garonne run through the Haute-Garonne department. The Garonne river travels all over the area running through three geographical zones. First, a mountainous area predominantly composed of beech trees and located in the South of Haute-Garonne, is part of the Pyrenean Massif. Along with this, the Pyrenees can be seen from the South of the department as a natural barrier. Then, a first plain is situated in the North of the department. Finally, the large Toulouse plain stretches all over the North of the Haute-Garonne department. Both plains are dominated by oak trees and poplars.

To sum up, you will find numerous rural landscapes in the South of the department while in the North, close to Toulouse, towns are much more urbanized and look like a metropolis. This scenery distinctness makes the Haute-Garonne department very particular.

## MAiN FEATURES:

- 114m2 of living space
- 2600m2 plot
- 3 Bedrooms
- 1 Bathroom
- Stunning Country Views
- Private Garden & Swimming pool
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants by car
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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Tenanted: Sì

## Comune

Camere da letto: 3  
Finito piedi quadrati: 114 mq  
Dimensione del lotto: 2600 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.945.796

