

Click to view MFH-EAT5892

# House of character in the heart of the market halls of Granada and its...

Haute-Garonne, Occitanie



€840,000

inc. of agency fees

5 Beds 3 Baths 322 sqm 0.05 ha

Located in the heart of the market halls of Granada, this characterful residence has recently been renovated. It has an area of approximately 322sqm and overlooks an intimate garden with terrace and swimming...

### At a Glance

**Reference** MFH-EAT5892 **Near to** Toulouse **Price** €840,000

Bed 5 Bath 3 Hab.Space 322 sqm

Land 0.05 ha Pool Yes Land Tax N/A

### **Property Description**

Located in the heart of the market halls of Granada, this characterful residence has recently been renovated. It has an area of approximately 322sqm and overlooks an intimate garden with terrace and swimming pool. The entrance opens onto a large corridor leading to all the living rooms bathed in light and with a strong identity. On the left side, a library space takes place. On the right side a first living room, which can be redesigned as

a bedroom. Continuing, the living room and dining room open naturally onto the kitchen. Everything gives access to the terrace, thus extending the living space towards an intimate garden. The high ceilings, the solid parquet floors, the cement tiles, the carved wooden fireplace and the wood stove give all the authenticity and character to this beautiful residence. The upper floor, accessible by a beautiful staircase, serves the sleeping area. It consists of three bedrooms, one of which is used as an office. Each of these rooms is characterized by beautiful volumes, solid parquet flooring and its marble fireplace. A dressing room and a bathroom with shower and bathtub complete this level. The space on this floor is extended by a terrace, partly shaded, overlooking the garden. The top floor completes the expectations linked to this type of residence. It can be thought of as an independent space which accommodates a spacious bedroom, a bathroom as well as a large room of 42sqm currently fitted out as a gym. The exterior is not to be outdone and offers an idyllic and unobstructed setting. The terrace is continued by the heated swimming pool and a landscaped garden. To complete everything, this property offers a cellar as well as a 60sqm garage. The living environment in a calm environment, the volumes and the noble materials present make it an ideal character house for a primary and secondary residence. Gas boiler - Intermittency programming regulation system. Air conditioning on the top floor. Immediate proximity to shops and schools. SNCF train station and motorway accessible 10 minutes by car. Airport 20 minutes by car. Possibility of acquiring two T3 type apartments, currently rented, with garage, at an additional cost. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,570 and EUR3,570. Information on the risks to which this property is exposed is available on the Géorisks website

### **Summary**

Property type: House Bedrooms: 5
Bathrooms 3

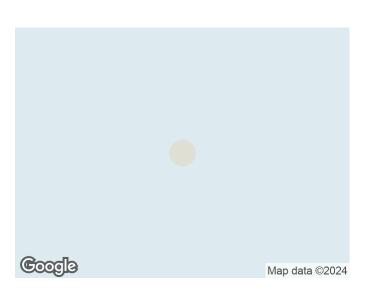
Price €840,000

## **Key Information**

Year Built: 1800
Internal Area: 322 sqm
Land Area: 0.05 ha
Has a Garden Yes
Swimming Pool? Yes

### **Location: Occitanie**





# Gallery











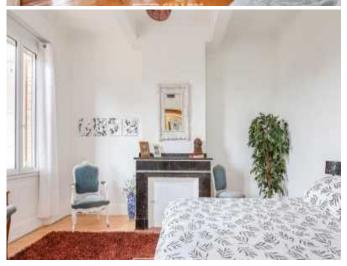
















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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