

Renovated house with swimming pool on the banks of the Garonne

Haute-Garonne , Occitanie



€1,099,000

inc. of agency fees

6 Beds 2 Baths 243 sqm 0.15 ha

Located in the town of Beauzelle, on the banks of the Garonne, this completely renovated house has a living area of approximately 243sqm on land of 1493sqm. From the entrance, the volumes impress and...

At a Glance

Reference	MFH-EAT6137	Near to	Toulouse	Price	€1,099,000
Bed	6	Bath	2	Hab.Space	243 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the town of Beauzelle, on the banks of the Garonne, this completely renovated house has a living area of approximately 243sqm on land of 1493sqm. From the entrance, the volumes impress and the light reigns supreme. The entrance hall has a cloakroom and leads to the different spaces on the ground floor. On the left wing, a first living-dining room with fireplace and view of the Garonne offers a beautiful space. On

the right wing, a living room giving access to the swimming pool. In the center, a fully equipped and fitted independent kitchen provides access to the terrace and the garden at the back of the house. An office completes this level. The upper floor, accessible by a sumptuous staircase, is dedicated to rest. The landing serves six bedrooms including the master bedroom with its bathroom. Each room has storage space and two of them offer access to a terrace. A renovated bathroom completes this space. The exterior is not left out. A fully landscaped garden in a quiet environment allows you to enjoy the swimming pool and its poolhouse or the terrace with a view of the Garonne. A double garage tops it off. Gas condensing boiler replaced in 2018. Water heater replaced in 2021. Insulation and repair of the roof in 2022. Interior and exterior electrical installation redone in 2022 and 2023. Renovation of the swimming pool and terrace in 2022. Proximity to amenities, schools and transport. Well with integrated watering. Toulouse Blagnac Airport 10 minutes away. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,002 and EUR2,708 Information on the risks to which this property is exposed are available on the Géorisks website

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,099,000

Key Information

Year Built:	1962
Internal Area:	243 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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