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Charming house with swimming pool in Villeneuve-lès-Bouloc

Haute-Garonne , Occitanie



€680,000

inc. of agency fees

4 Beds 2 Baths 200 sqm 0.18 ha

In the heart of the village of Villeneuve-lès-Bouloc, 20 minutes from Toulouse, this character house of approximately 200sqm of living space is located on a plot of 1800sqm. The entrance opens onto an...

At a Glance

Reference	MFH-EAT6774	Near to	Toulouse	Price	€680,000
Bed	4	Bath	2	Hab.Space	200 sqm
Land	0.18 ha	Pool	Yes	Land Tax	N/A

Property Description

In the heart of the village of Villeneuve-lès-Bouloc, 20 minutes from Toulouse, this character house of approximately 200sqm of living space is located on a plot of 1800sqm. The entrance opens onto an entrance hall with storage space. Typical of properties from this period, each room is characterized by their beautiful volumes, their high ceilings, tiled or solid parquet floors, exposed beams and a fireplace for the living room.

The ground floor offers a bright living room naturally extended by the dining room then by an independent and fully fitted kitchen. Everything is oriented towards the garden with its bucolic setting. On the right side, there are 3 beautiful bedrooms including a master bedroom with its bathroom. A bathroom completes this level. Upstairs there is a fourth bedroom complete with a water point and toilet. The exterior is not to be outdone and offers an idyllic and unobstructed setting. The terrace and the awning surround the swimming pool and a large landscaped garden. To complete everything, this property has a garage with a laundry area of approximately 30sqm. The living environment in a calm environment, the volumes and the noble materials present make it an ideal character house for a primary or secondary residence. Access to A62 - Eurocentre 5 minutes SNCF train station 10 minutes Roof recently redone Oil heating - recent boiler

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from prices of energy of the year 2021: between EUR3,530 and EUR4,830.

Information on the risks to which this property is exposed is available on the G eorisks website

Commercial agent: Mathieu Maupeu - EI - RSAC number 911 000 347

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€680,000

Key Information

Year Built:	1850
Internal Area:	200 sqm
Land Area:	0.18 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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