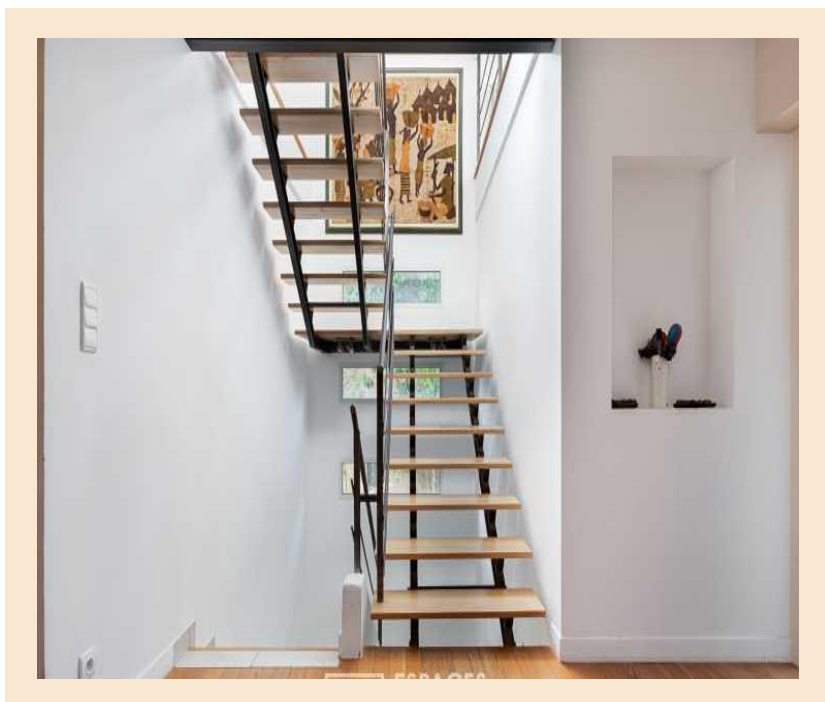


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## House and its chartreuse at the Côte Pavée

Haute-Garonne , Occitanie



# €998,000

inc. of agency fees

5 Beds   3 Baths   260 sqm   0.07 ha

Located on Côte Pavée, a few minutes from the city center, this family house covers approximately 230sqm. In addition to the main building, it offers a 70sqm chartreuse. Everything is located on a plot...

### At a Glance

<b>Reference</b>	MFH-EAT1127-1	<b>Near to</b>	Toulouse	<b>Price</b>	€998,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on Côte Pavée, a few minutes from the city center, this family house covers approximately 230sqm. In addition to the main building, it offers a 70sqm chartreuse. Everything is located on a plot of almost 650sqm. Beyond the gate, the unique architecture of the main house is revealed. An elevation took place a few years ago in order to provide a larger surface area. From the entrance, the perspective opens onto the living room, through and bathed in light. A kitchen naturally extends this space. Back at the entrance, the staircase, the true backbone of the house, serves the two other levels dedicated to rest. On the first floor, 4

bedrooms are available, one of which is 23sqm opening onto a balcony. They have two bathrooms. The 55sqm master suite has direct access to a 22sqm terrace and a view of the garden. The exterior is not left out, a large terrace opening onto the living room promises good times with friends or family. The garden is an extension. The chartreuse has been transformed into 2 apartments with a strong rental income. Everything can be divided, the plot division has already been carried out by the owners. This house has benefited from a contemporary renovation mixed with original materials from the 70s. Immediate proximity to schools, shops and transport Parking for 4 vehicles Swimming pool garden ENERGY CLASS: B / CLIMATE CLASS: C (including chartreuse) Estimated average amount of the annual energy expenditure for standard use, based on energy prices for the year 2019: 1800 euros. Information on the risks to which this property is exposed is available on the G orisks website

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€998,000

## Key Information

Year Built:	1970
Internal Area:	260 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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