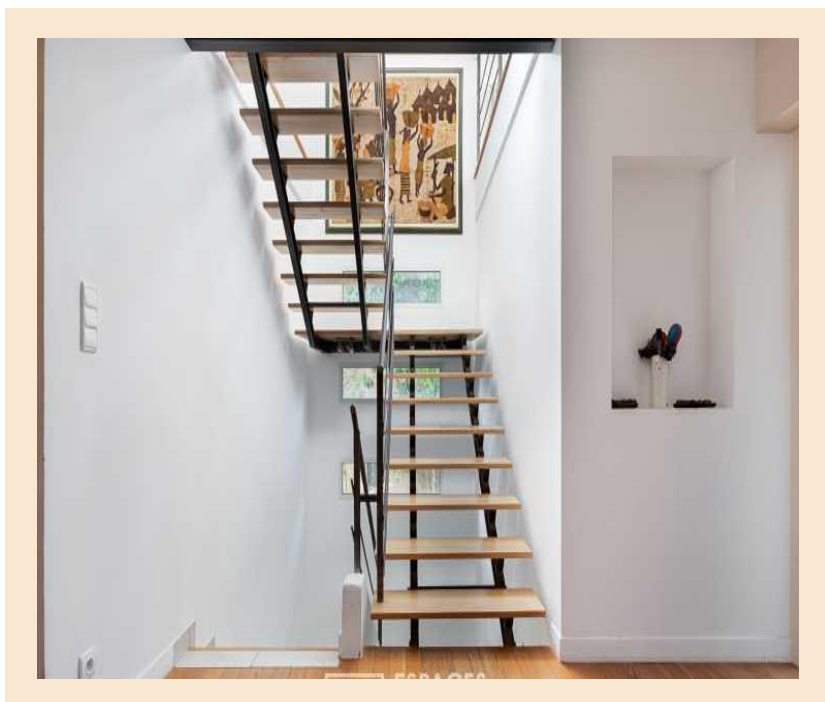


[Click to view MFH-EAT1127-1](#)

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

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





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates