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## Charming village house in Colomiers

Haute-Garonne , Occitanie



**€695,000**

inc. of agency fees

5 Beds   2 Baths   233 sqm   0.05 ha

This village house is located in the town center of Colomiers and offers 233sqm of living space. The house is located on 3 levels, in an environment close to amenities, 7 minutes from the Airbus site...

### At a Glance

<b>Reference</b>	MFH-EAT6640	<b>Near to</b>	Toulouse	<b>Price</b>	€695,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	233 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This village house is located in the town center of Colomiers and offers 233sqm of living space. The house is located on 3 levels, in an environment close to amenities, 7 minutes from the Airbus site and 12 minutes from Toulouse. On the ground floor, a beautiful entrance with high ceilings, a living room with fireplace and terracotta tiles, a spacious separate kitchen, an office and a laundry room. Upstairs, 4 bedrooms in perfect condition with parquet floors, 2 of which have a bathroom. A continuous veranda allows two of the bedrooms to have a view of the garden. On the 2nd and last floor, the charm of the frame and exposed beams

gives way to a large master suite with shower room and WC. The exterior gives life to a wooden terrace, a garden, a salt-heated swimming pool under ten-year guarantee. It is a unique house combining the charm of the old and the comfort of today, with a quality location. Double garage. Tomette, parquet floor, beam, ceiling height. Airbus - 7 minutes. Toulouse - 12 minutes.

ENERGY CLASS: C/ CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2020: between 3730 and 5100 euros. Information on the risks to which this property is exposed is available on the G  orisks website:

Commercial agent: Alana Duvauchelle - EI - RSAC number 914 756 812

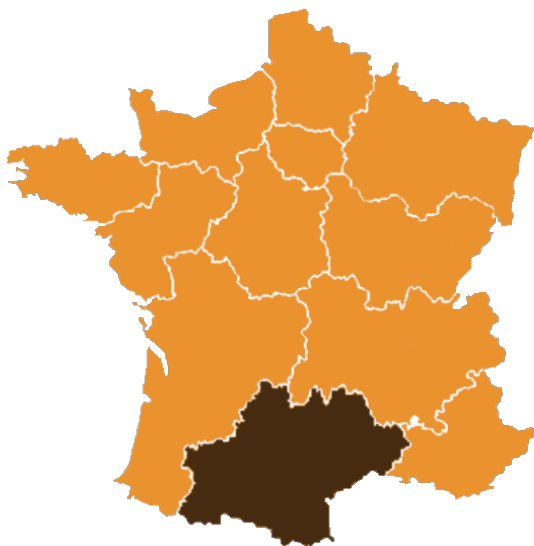
Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€695,000

Key Information

Year Built:	1800
Internal Area:	233 sqm
Land Area:	0.05 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

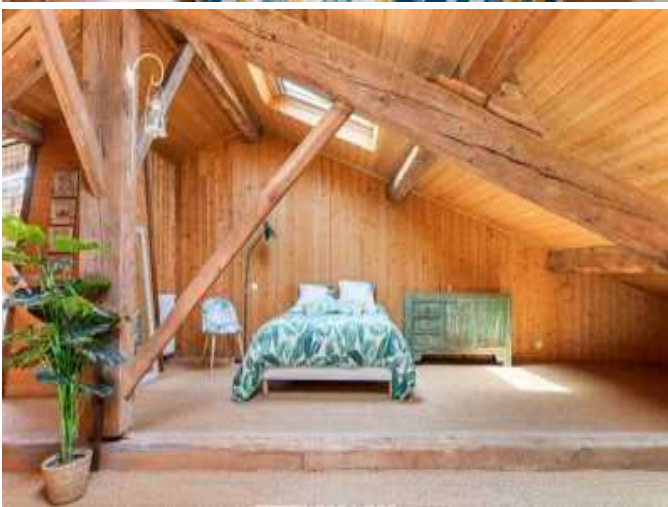
Location: Occitanie



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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.

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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**

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