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## Charming 182sqm house on the Côte Pavée

Haute-Garonne , Occitanie



# €1,200,000

inc. of agency fees

4 Beds   2 Baths   182 sqm   0.02 ha

Ideally located in the popular Côte Pavée district, this beautiful renovated house of 182sqm is built on a wooded plot of 243sqm. On three levels, you...

### At a Glance

<b>Reference</b>	MFH-EAT6868	<b>Near to</b>	Toulouse	<b>Price</b>	€1,200,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	182 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the popular Côte Pavée district, this beautiful renovated house of 182sqm is built on a wooded plot of 243sqm. On three levels, you access the living space via the exterior staircase. This accommodates a hallway which leads to a fitted and equipped kitchen with clean lines, opening onto a dining area bathed in light. This level has a large bedroom with built-in storage and a bathroom. The living-dining room is not left out. The marble fireplace, the wooden flooring, and the moldings bring character and authenticity to this living space. On the second floor there is an additional bedroom with an independent

office. An attic completes this property, offering additional storage space. The ground floor, accessible via an independent entrance, houses two large bedrooms sharing a bathroom. A laundry room and toilet complete this functional space, offering direct access to the garden. The exterior is intimate, not overlooked, with trees and flowers. The wooden terrace offers a space of calm, rest and tranquility. The many elements of character and the clever layout of the spaces make this house a warm and unique place. Immediate proximity to schools, shops and transport Swimming pool garden Garage ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2020: between 1746 and 2362 euros. Information on the risks to which this property is exposed is available on the G orisks website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,200,000

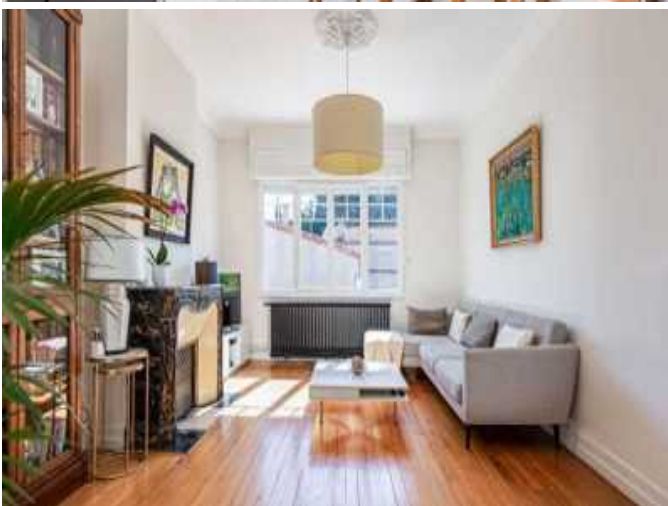
## Key Information

Internal Area:	182 sqm
Land Area:	0.02 ha

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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