Click to view MFH-EAT7137

Contemporary house with swimming pool in Saint Simon

Haute-Garonne, Occitanie



€640,000

inc. of agency fees

4 Beds **2** Baths **138** sqm **0.05** ha

This beautiful contemporary house of 138sqm is located in a quiet area in the heart of the peaceful and residential district of Saint-Simon in Toulouse, close to all shops. Open to the outside through...

At a Glance

Reference MFH-EAT7137 **Near to** Toulouse **Price** €640,000

Bed 4 **Bath** 2 **Hab.Space** 138 sqm

Land 0.05 ha Pool Yes Land Tax N/A

Property Description

This beautiful contemporary house of 138sqm is located in a quiet area in the heart of the peaceful and residential district of Saint-Simon in Toulouse, close to all shops.

Open to the outside through large full-height bay windows, the living room is bathed in light and offers a

living space that invites you to relax. The multiple openings to the outside seem to extend the living room onto the beautiful furnished terrace which surrounds the swimming pool, combining wood and palm trees. The equipped kitchen and semi-open to the living room refines this first volume. On the same level, a comfortable master suite totaling 22 m2 offers a fitted dressing area and its private bathroom. An additional bedroom or office area completes this level.

The upper floor is served by a staircase articulated around an elevator with entirely glass walls which seems to blend into the whole. The upper level is composed of an office or library space on the mezzanine, as well as two beautiful bedrooms which share a bathroom. Its privileged location, its resolutely contemporary architecture and its landscaped garden make it a rare and ideal property.

Close to all shops and schools. Elevator and garage.

ENERGY CLASS: A / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR780 and EUR1100 information on the risks to which this property is exposed is available on the Géorisques website

Commercial agent: Yvan Collante - EI - RSAC number 832 242 358

Summary

Property type: House Bedrooms: 4
Bathrooms 2

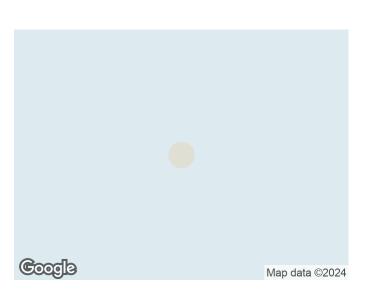
Price €640,000

Key Information

Year Built: 2013
Internal Area: 138 sqm
Land Area: 0.05 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Occitanie





Gallery































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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved