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Family house and its outbuilding with swimming pool in Toulouse

Haute-Garonne , Occitanie



€760,000

inc. of agency fees

5 Beds 2 Baths 244 sqm 0.04 ha

Located in the heart of the Roseraie, in a quiet environment, this characterful real estate complex consists of a main house and an outbuilding. It offers a surface area of approximately 244sqm including...

At a Glance

Reference	MFH-EATEA1-6185	Near to	Toulouse	Price	€760,000
Bed	5	Bath	2	Hab.Space	244 sqm
Land	0.04 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the heart of the Roseraie, in a quiet environment, this characterful real estate complex consists of a main house and an outbuilding. It offers a surface area of approximately 244sqm including 208sqm of living space. As soon as the gate opens, the tone is set. A large outdoor space with swimming pool overlooks the main house renovated in 2013. The entrance opens onto the 64sqm living room. The living room, decorated

with a beautiful fireplace, is naturally extended by a high-end Bulthaup kitchen. Everything is bathed in light. A laundry room with shower room completes this level. The staircase provides access to the floors dedicated to rest. The first floor offers 3 bedrooms as well as a large bathroom with bathtub and walk-in shower. The second and last floor offers a large space that can be thought of as a master suite or divided into two separate bedrooms. This entire spacious house is air-conditioned and offers quality services. A second, independent house, with an area of approximately 51sqm, is accessible from the exterior space. She can devote herself to different projects: space for guests, the exercise of a professional activity or even rental, etc. It consists of a semi-open kitchen extended by the living room. Continuing, a corridor with large cupboards gives access to a spacious bedroom and a bathroom. A 22sqm garage completes this real estate complex. Possibility of acquiring a deposit of 76sqm in addition on a plot estimated at 247sqm. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,830 and EUR3,090 Information on risks to which this property is exposed are available on the G orisks website

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€760,000

Key Information

Internal Area:	244 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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