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## 18th century building in ROUFFIAC-TOLOSAN

Haute-Garonne , Occitanie



# €695,000

inc. of agency fees

5 Beds   2 Baths   230 sqm   0.03 ha

Ideally located in the heart of the village, this sumptuous 230sqm residence is not lacking in charm. Elegantly renovated, this house combines the old and the contemporary. On the ground floor, on the...

### At a Glance

<b>Reference</b>	MFH-EAT982ET	<b>Near to</b>	Toulouse	<b>Price</b>	€695,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of the village, this sumptuous 230sqm residence is not lacking in charm. Elegantly renovated, this house combines the old and the contemporary. On the ground floor, on the left, a first sleeping area with two bedrooms, a large bathroom and an office. A large living room offers two separate spaces with a dining room and a living room with generous volumes. To complete, a fitted and equipped

kitchen with access to a 25sqm terrace. Upstairs, a beautiful master suite with its bathroom and dressing room as well as a second bedroom. The calm and unoverlooked environment creates a Zen atmosphere in the heart of a sought-after village. A single and covered garage completes this property. ENERGY CLASS: D / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,500 and EUR2,500 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Clément Lagarde - EI - RSAC number 903 635 464

## Summary

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

## Key Information

Internal Area:	230 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## Location: Occitanie



# Gallery







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