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## Renovated townhouse with garden and garage

Haute-Garonne , Occitanie



**€1,280,000**

inc. of agency fees

5 Beds 1 Baths 196.5 sqm 0.02 ha

Located in the heart of Toulouse, in the Saint Sernin district, this 203sqm house is the ideal place to live, out of sight. The house has benefited from a complete renovation with beautiful features that...

### At a Glance

<b>Reference</b>	MFH-EAT7786	<b>Near to</b>	Toulouse	<b>Price</b>	€1,280,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	196.5 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Toulouse, in the Saint Sernin district, this 203sqm house is the ideal place to live, out of sight. The house has benefited from a complete renovation with beautiful features that combine modernism and old-world charm. From the entrance, a corridor leads to the different rooms. Two bedrooms with cupboards are located with a bathroom each. This is followed by a first living room filled with light thanks to the bay windows. It benefits from a view and access to the garden, regularly maintained by a gardener, quiet and not overlooked. A fitted office, a laundry room and two toilets complete the ground floor.

Upstairs, a staircase leads directly to a veranda serving as a dining room with an open and equipped kitchen. This room benefits from unparalleled brightness in both summer and winter. Two pleasant living rooms with moldings and high ceilings complete the living area. The night side has two comfortable bedrooms, one with a large dressing room. They share a bathroom and a separate toilet. A garage completes this rare property. This townhouse is the perfect compromise between the calm of family life and city life in the heart of the pink city. Place du Capitole - 700m Université Toulouse Capitole - 200m Lycée Général Saint Sernin - 250m Airbus - 7.2km ENERGY CLASS: C / CLIMATE CLASS: A - Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,940 and EUR2,680. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,280,000

## Key Information

Internal Area:	196.5 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery







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