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## Renovated Lauragaise with view and swimming pool south of Toulouse

Haute-Garonne , Occitanie



# €849,000

inc. of agency fees

4 Beds   3 Baths   288 sqm   0.35 ha

It is in the immediate vicinity of Venerque that this magnificent renovated Lauragaise of 288m<sup>2</sup> is located in which the brick imposes itself as conductor on a plot of 3490 m<sup>2</sup> with a view of the Lauragaise...

### At a Glance

<b>Reference</b>	MFH-EATEA1-6939	<b>Near to</b>	Toulouse	<b>Price</b>	€849,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	288 sqm
<b>Land</b>	0.35 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

It is in the immediate vicinity of Venerque that this magnificent renovated Lauragaise of 288m<sup>2</sup> is located in which the brick imposes itself as conductor on a plot of 3490 m<sup>2</sup> with a view of the Lauragaise countryside.

A vast entrance leads to the first volume of surprising dimensions, and reveals from the entrance the striking

and complex framework which sits above the space. The large, bright living room of 135 m<sup>2</sup> is warm thanks to the clever mix of bricks and pebbles on the walls and the floor all in polished natural stone. The dining room can be seen in the distance through two arches which stand as an extension of the living room. On the other hand, a beautiful kitchen with a refined look takes place in this beautiful space, offering several bay window openings which frame the surrounding landscape. A pantry, a laundry room and a bathroom complete the ground floor.

Upstairs, a passageway leads to an 18m<sup>2</sup> office space, as well as 4 bedrooms including a master suite with its private bathroom and dressing room. A second independent bathroom completes the floor.

Outside, a carefully designed terrace at the rear facing EAST offers a peaceful refuge out of sight, a privileged space for breakfasts. On the other side of the building, the garden is revealed, highlighting the swimming pool and its large terraces. The riprap and the various massifs give a relaxing and soothing atmosphere. Undeniably this building will charm its occupants thanks to its multiple assets.

**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 EUR2,480 and EUR3,390.

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	3
Price	€849,000

## Key Information

Internal Area:	288 sqm
Land Area:	0.35 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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