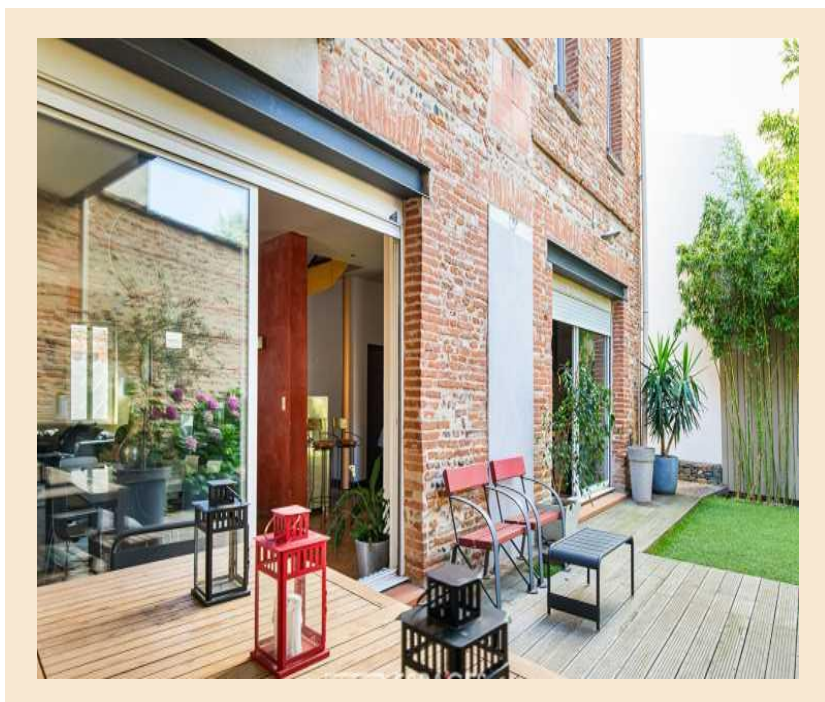


[Click to view MFH-EATEA1-7410](#)

## Townhouse with garden in Saint-Cyprien

Haute-Garonne , Occitanie



# €945,000

inc. of agency fees

4 Beds   2 Baths   215 sqm   0.02 ha

A few steps from downtown Toulouse and the Saint-Cyprien district, this sumptuous Toulouse house from 1910 has a living space of more than 215m<sup>2</sup>. Nestled in the heart of an intimate landscaped garden,...

### At a Glance

<b>Reference</b>	MFH-EATEA1-7410	<b>Near to</b>	Toulouse	<b>Price</b>	€945,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A few steps from downtown Toulouse and the Saint-Cyprien district, this sumptuous Toulouse house from 1910 has a living space of more than 215m<sup>2</sup>. Nestled in the heart of an intimate landscaped garden, it embodies a refined haven of peace.

The noble materials and the original character preserved by the owners on the three levels. The ground floor opens onto a large entrance, revealing a bright living space of approximately 75 m<sup>2</sup>. The

living room, extended by the dining room and an open kitchen; numerous bay windows open onto the outside. A 25 m<sup>2</sup> garage completes this level.

The upper floor is dedicated to rest. A large landing, cleverly furnished, includes an office and a games corner. The 40 m<sup>2</sup> master bedroom, with dressing room, benefits from a bathroom with brutalist accents, equipped with a shower and a bathtub. Two other spacious bedrooms, with bathroom, complete this recently renovated level.

The top floor, a vast space of 100 m<sup>2</sup> on the ground, offers flexibility in layout. Currently used in several sleeping areas, convertible according to projects.

Out of sight, the landscaped garden reveals several intimate corners ideal for relaxation.

This exceptional property will seduce with the timeless charm of its architecture and its privileged location close to all amenities.

**CLASSE ÉNERGIE : D / CLASSE CLIMAT : D.**

Montant moyen estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2023 : entre 3 130 et 4 270 euros

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques

Agent commercial : Louis Chevallet - EI - numéro RSAC 852 573 088

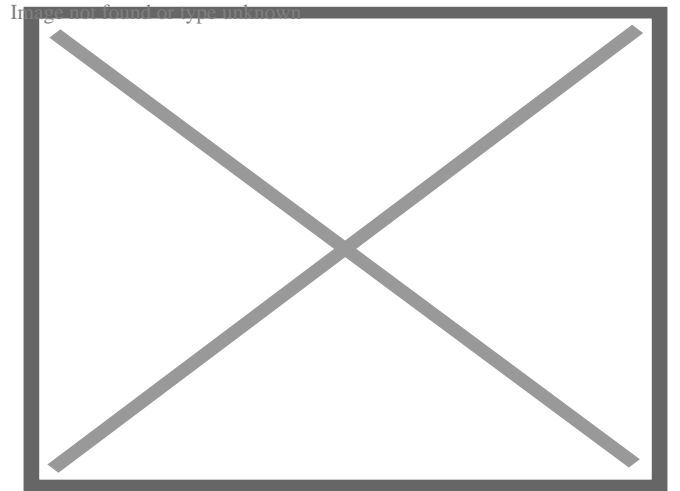
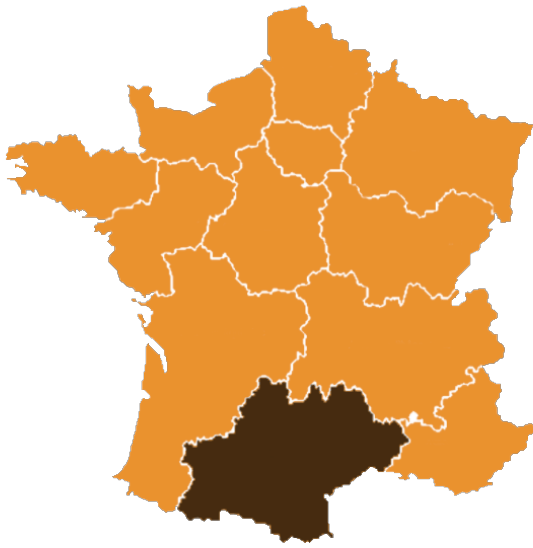
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€945,000

## Key Information

Year Built:	1910
Internal Area:	215 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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The purchase process typically starts once you've visited a property with one of our 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.

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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.

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