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Character house close to the heart of Les Minimes

Haute-Garonne , Occitanie



€525,000

inc. of agency fees

2 Beds 1 Baths 90 sqm 0.01 ha

Ideally located just a 3-minute walk from the heart of Les Minimes, this character house will seduce you with its charm and its immediate proximity to all amenities. With its neat finishes and quality...

At a Glance

Reference	MFH-EAT8121	Near to	Toulouse	Price	€525,000
Bed	2	Bath	1	Hab.Space	90 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Ideally located just a 3-minute walk from the heart of Les Minimes, this character house will seduce you with its charm and its immediate proximity to all amenities. With its neat finishes and quality materials, this residence is distinguished by a magnificent exposed brick facade, reflecting the timeless charm of traditional Toulouse houses. The interior of the house is just as remarkable, thanks to high-quality custom-made

furniture made by Quadro. This gives each space an elegant and functional atmosphere. The entrance, with storage, provides access to all the rooms. On the ground floor, you will find a living room naturally extended by a fully fitted and equipped kitchen. In continuity, the dining room takes place. The whole is bathed in light and communicates directly with the outside. A bathroom completes this level. The first floor is dedicated to rest. It consists of two bedrooms. One has a custom-made dressing room. The other has access to a balcony overlooking the garden. Recently renovated, this house does not require any work: the roof and the frame have been redone, a condensing boiler was installed two years ago and the bathroom has just been renovated. In addition, air conditioning has been recently installed, ensuring your comfort all year round. This house has a charming, intimate exterior, perfect for enjoying moments of relaxation in complete tranquility. To top it all off, the outdoor space allows you to park your vehicle inside the plot, a real asset in the city. With its many assets, this house is a unique opportunity in the Minimes sector, with the possibility of enjoying all the amenities nearby and a lively neighborhood life. The proximity of the city center allows you to combine the calm of a residential area with the excitement of the city. ENERGY CLASS: D / CLIMATE CLASS: D ? Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,350 and EUR1,900. Information on the risks to which this property is exposed is available on the Géorisques website

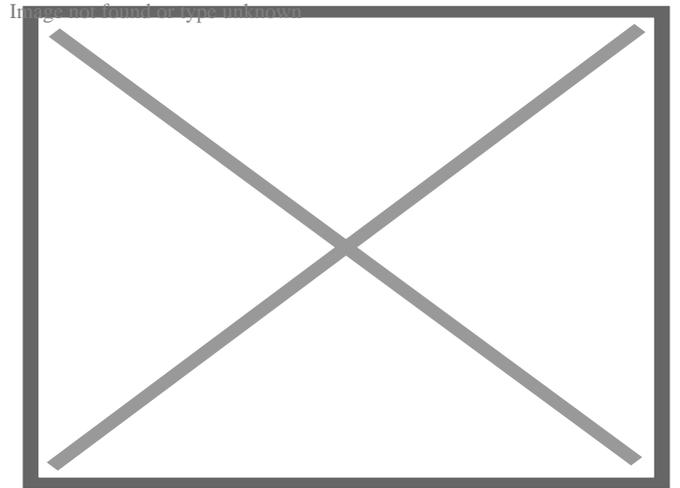
Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€525,000

Key Information

Year Built:	1903
Internal Area:	90 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Occitanie



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