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## House for sale in Haute-Garonne

Muret , Haute-Garonne , Occitanie



# €800,000

inc. of agency fees

5 Beds      245 sqm      0.3 ha

Located near Muret and 15 minutes from Toulouse, this fabulous detached house from the 60's (245 m<sup>2</sup>) sits in a wonderful calm setting,...

### At a Glance

<b>Reference</b>	MFH-ADF1626521	<b>Near to</b>	Muret	<b>Price</b>	€800,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	245 sqm
<b>Land</b>	0.3 ha			<b>Land Tax</b>	N/A

### Property Description

Located near Muret and 15 minutes from Toulouse, this fabulous detached house from the 60's (245 m<sup>2</sup>) sits in a wonderful calm setting, yet is near a city. It is composed of a living room, a dining room, an equipped kitchen, 5 bedrooms, 2 shower-rooms, a bathroom, 2 toilets, a utility room and a laundry room, all on a superb fenced-in and tree-filled garden of 3000 m<sup>2</sup>, with a jacuzzi.

As soon as you enter the house, you'll appreciate the size and brightness of this pleasant and cosy dwelling.

The hall (17.45 m<sup>2</sup>) gives onto an 89 m<sup>2</sup> living area consisting of a living room (27 m<sup>2</sup>), an equipped open-plan kitchen (20 m<sup>2</sup>) and a dining room (42 m<sup>2</sup>). There is also a utility room, a shower-room and a laundry room.

From the hall, a staircase leads to the first floor which has 5 bedrooms (2 x 14 m<sup>2</sup>; 15 m<sup>2</sup>; 18 m<sup>2</sup>), one being the master bedroom (32 m<sup>2</sup>) with a bathroom (14 m<sup>2</sup>).

The second floor can be converted and measures more than 120 m<sup>2</sup>.

This wonderful house is modern and has been tastefully decorated. It's ready to welcome to have pleasant moments in a quiet and natural environment. Outside, you'll enjoy the grounds at the top of a hill and not overlooked. You'll relax on a terrace surrounded by trees and a summer kitchen on a lovely fenced-in and tree-filled garden of 3000 m<sup>2</sup>. There is also a garden shed.

Oil-fired boiler for heating. PVC joinery with double glazing. Interlocking tiles on roof. Individual drainage system. Automatic front gate with remote control.

Located near Muret and all conveniences; 20 minutes from Toulouse and its airport; 1 hr 45 min from ski resorts and Spain; 2 hr from the Mediterranean Sea; 3 hr from the Atlantic Ocean.

## Summary

Property type:	House
Bedrooms:	5
Price	€800,000

## Key Information

Internal Area:	245 sqm
Land Area:	0.3 ha

## Location: Occitanie



## Gallery



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