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## Renovated house and its outbuilding on the hills of Toulouse

Haute-Garonne , Occitanie



**€895,000**

inc. of agency fees

6 Beds   4 Baths   280 sqm   0.13 ha

Located on the heights of Lacroix-Falgarde, a few minutes from Toulouse, this resolutely atypical house offers a surface area of approximately 280sqm...

### At a Glance

<b>Reference</b>	MFH-EATEA2-6382	<b>Near to</b>	Toulouse	<b>Price</b>	€895,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located on the heights of Lacroix-Falgarde, a few minutes from Toulouse, this resolutely atypical house offers a surface area of approximately 280sqm on intimate grounds. The spacious entrance sets the tone for the renovation and links the two levels of the house. The ground floor, designed as an independent apartment, offers a first living space. The different openings allow you to enjoy the terraces naturally extended by the

swimming pool. The first three bedrooms with bathroom find their place. The upstairs is just as exceptional. Different living spaces with strong identities offer a surface area of 80sqm. Four bedrooms including a master suite complete this exceptional property. The exteriors are not left out, the titanic work of the riprap has made it possible to create different levels of terraces and garden spaces which surround the property. A 65sqm double garage and numerous parking spaces complete the package. This exceptional property, in the heart of a sought-after area, required nearly 5 years of renovation with products each more noble than the last. Complete renovation: carpentry, electricity, plumbing, insulation, etc. Possibility of creating two accommodations. Toulouse city center 15 minutes Salt pool Underfloor heating and air conditioning  
Information on the risks to which this property is exposed is available on the G eorisks website ENERGY CLASS: B / CLIMATE CLASS : A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1,310 euros and 1,850 euros

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€895,000

## Key Information

Year Built:	1980
Internal Area:	280 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery









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