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## Toulouse renovated in a contemporary style in the heart of Blagnac

Haute-Garonne , Occitanie



# €695,000

inc. of agency fees

3 Beds      2 Baths      177 sqm

Located in the heart of Blagnac, this town house of approximately 177 sqm of living space has benefited from an exceptional renovation. The ground floor invites conviviality and relaxation thanks to its...

### At a Glance

<b>Reference</b>	MFH-EAT8554	<b>Near to</b>	Toulouse	<b>Price</b>	€695,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	177 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Blagnac, this town house of approximately 177 sqm of living space has benefited from an exceptional renovation. The ground floor invites conviviality and relaxation thanks to its generous volumes and neat finishes. The living room is bathed in light and decorated with a wood stove which brings a warm atmosphere. In the extension, the dining room is open to a quality kitchen fully fitted and equipped. A

back kitchen, equipped with plenty of storage and a dumbwaiter, as well as a laundry room complete this space. The first floor is dedicated to rest. It offers access to a real master suite, with a bathroom and a large dressing room. In the continuity, two other bedrooms, equipped with custom-made dressing rooms, and a beautiful bathroom take place. An office completes this level. A 55 sqm terrace with summer kitchen is accessible from the first floor. The exterior of this house is a real additional living space. Designed to entertain or enjoy moments of relaxation, it promises a peaceful and friendly atmosphere. Adjoining the back kitchen, an impressive garage can park two vehicles and other two-wheelers and offers storage space. Complete renovation in 2019. Condensing boiler supplemented by an air/air heat pump. Insulation by the walls and roof. ENERGY CLASS: C / CLIMATE Class: C Estimated average amount of annual energy expenditure for standard use, based on the energy of the year 2021: EUR1,120 to EUR1,590. Information on the risks to which this property is exposed is available on the G orisques website: . Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347 - 06 15 24 39 66

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€695,000

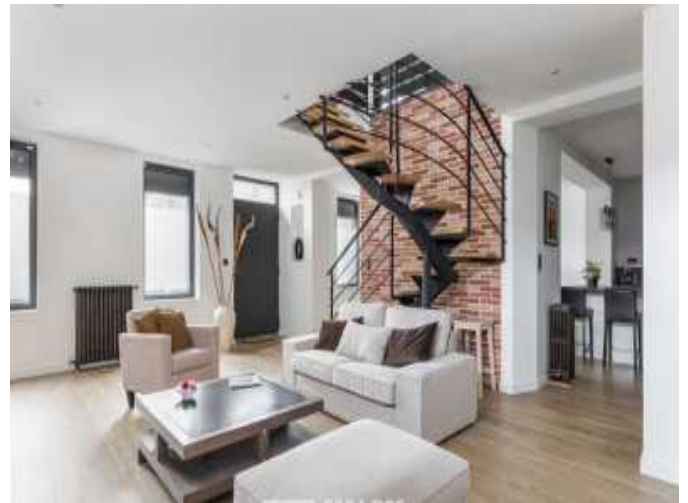
### Key Information

Year Built:	2017
Internal Area:	177 sqm
Has a Garden	Yes

### Location: Occitanie



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**C. BAUER – Sunday Times**

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