

[Click to view MFH-EAT9252](#)

Pretty house with garden at Sept Deniers

Haute-Garonne , Occitanie



€510,000

inc. of agency fees

3 Beds 94 sqm 0.03 ha

Located in the highly sought-after Sept Deniers district of Toulouse, this 94sqm house with garden offers a unique living environment. Carefully and tastefully renovated, it stands on a plot of over 300sqm...

At a Glance

Reference	MFH-EAT9252	Near to	Toulouse	Price	€510,000
Bed	3	Pool	No	Hab.Space	94 sqm
Land	0.03 ha			Land Tax	N/A

Property Description

Located in the highly sought-after Sept Deniers district of Toulouse, this 94sqm house with garden offers a unique living environment. Carefully and tastefully renovated, it stands on a plot of over 300sqm in a quiet street close to amenities. As soon as you enter, a warm living room welcomes you, with its pellet stove and wall niches, bringing a contemporary touch. It is accompanied by a bay window enjoying a clear view of the terrace and the garden. This is followed by a dining area and kitchen open to an upper level. The house then has a hallway leading to two spacious bedrooms, a shower room and a toilet. A beautiful master suite

completes the whole with an office area, a dressing room and the bedroom equipped with a skylight which benefits from unparalleled brightness. Outside, the south-east facing garden benefits from a beautiful landscaped area. It comes with a terrace area with pergola and a storage room. This charming, meticulously renovated house is the ideal place for family life in the city center, in a popular neighborhood where tranquility reigns. Future metro line C in the neighborhood / Stade Toulousain Sept Deniers primary school: 400m Toulouse - Blagnac airport: 4km ENERGY class: D / CLIMATE class: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,270 and EUR1,770 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35

Summary

Property type:	House
Bedrooms:	3
Price	€510,000

Key Information

Year Built:	1934
Internal Area:	94 sqm
Land Area:	0.03 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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates