

## 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...

### 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

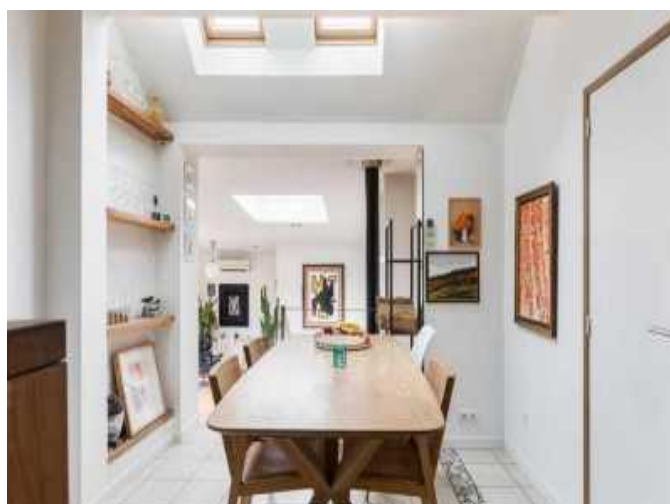
### Key Information

Year Built:	1934
Internal Area:	94 sqm
Land Area:	0.03 ha
Has a Garden	Yes

### Location: Occitanie



## Gallery



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