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## Passive architect's house and its landscaped garden in Toulouse

Haute-Garonne , Occitanie



**€850,000**

inc. of agency fees

4 Beds   2 Baths   182 sqm   0.02 ha

Nestled at the back of the plot, out of sight and a few steps from the popular Minimes district, this 182 sqm architect-designed house is the result of...

### At a Glance

<b>Reference</b>	MFH-EAT9615	<b>Near to</b>	Toulouse	<b>Price</b>	€850,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	182 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled at the back of the plot, out of sight and a few steps from the popular Minimes district, this 182 sqm architect-designed house is the result of a bold restructuring of two buildings from the early 20th century. Designed in 2007 with an eco-responsible approach, it combines optimal comfort and energy efficiency. From the entrance, the natural light and volumes are striking. The 70 sqm living space is fascinating. It

consists of a living-dining room and an open kitchen combining modernity and conviviality. The large bay windows offer a fluid connection with the outside, overlooking an incredible landscaped garden. It is naturally extended by a second room that can meet various needs: office, gym, library. Adjoining this living space, an additional room can be adapted to your needs: office, gym or library. A hallway leads to a first spacious and bright bedroom as well as a bathroom. A laundry area and a separate toilet complete this level. The floors are dedicated to rest. On the first floor, a second bathroom with toilet separates two bright bedrooms. One of them offers access to a terrace and its vegetable garden. The second and last floor serves the fourth bedroom overlooking the garden. All the bedrooms; as well as the living room, are equipped with custom-made fitted cupboards. The outdoor space has been entirely landscaped and designed to offer an island of freshness. Its terrace, in the center of the garden, is a true haven of peace. Insulation by the roof and walls (wood fiber, larch) Fans / air conditioning on the top floor Wood stove Parking within the plot In the immediate vicinity of transport, schools and shops Possibility of acquiring, in addition, offices (approximately 115sqm) in the immediate vicinity. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021,2022,2023: between EUR690 and EUR990 Information on the risks to which this property is exposed is available on the Géorisques website

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€850,000

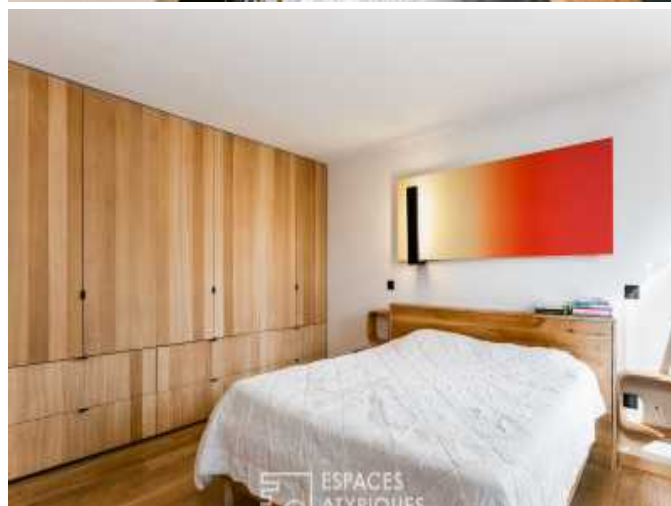
## Key Information

Year Built:	2007
Internal Area:	182 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Occitanie



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