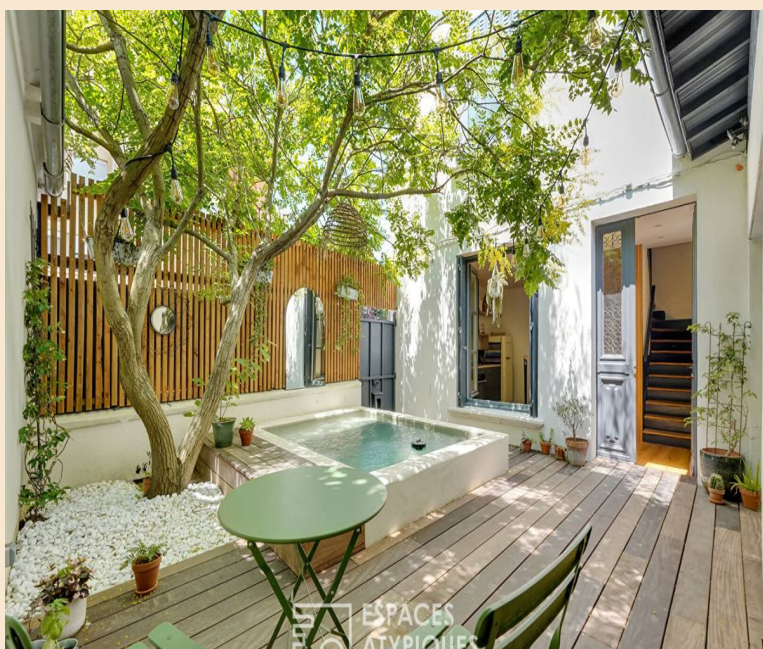


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Renovated house with swimming pool in the heart of Minimes

Haute-Garonne , Occitanie



€750,000

inc. of agency fees

3 Beds 2 Baths 136 sqm

Located in the immediate vicinity of the Minimes church, this 20th century town house offers a surface area of approximately 136sqm. It has benefited...

At a Glance

Reference	MFH-EATEA2-8898	Near to	Toulouse	Price	€750,000
Bed	3	Bath	2	Hab.Space	136 sqm
		Pool	Yes	Land Tax	N/A

Property Description

Located in the immediate vicinity of the Minimes church, this 20th century town house offers a surface area of approximately 136sqm. It has benefited from an exceptional renovation combining modern elements with the charm of the old. The entrance opens onto a hall providing access to the various living spaces. On one side, the dining room communicates with the living room open to the outside thanks to its large bay

windows. Everything has quality materials and a custom layout. On the other side, a fully equipped and tastefully designed kitchen. A laundry room and a toilet complete this level as well as an adjoining garage allowing you to park a car, bicycles and a two-wheeler. The staircase gives way to the sleeping area. On the first floor, two spacious and bright bedrooms all decorated with a beautiful fireplace and solid parquet flooring. All benefiting from a beautiful high ceiling. A bathroom with toilet completes this level. On the second floor, an intimate room has been designed in different distinct spaces. The 33sqm is divided into an office, a sleeping area with its open shower room and a dressing room under the roof. The exterior is not left out. A large terrace with exotic wood under a beautiful tree allows you to enjoy the calm environment and its custom-made swimming pool. This property, by its design and its privileged environment, constitutes an ideal place to live. Immediate proximity to amenities. Recent renovation. Windows and bay windows changed in 2020. Maintained gas boiler and reversible air conditioning. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 720 euros and 1,020 euros Information on the risks to which this property is exposed is available on the Géorisques 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	€750,000

Key Information

Year Built:	1920
Internal Area:	136 sqm
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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