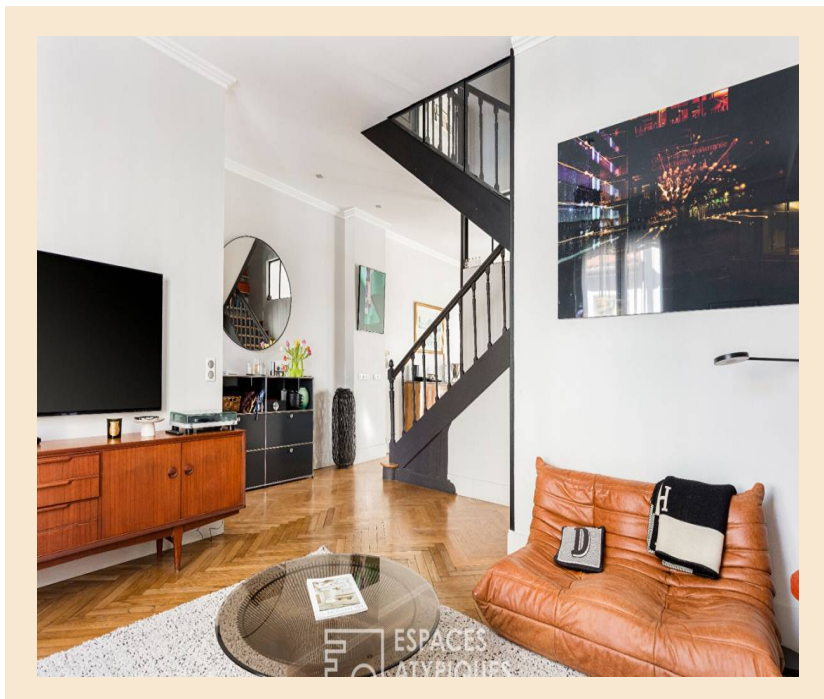


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Charming house with swimming pool in Côte Pavée

Haute-Garonne , Occitanie



€1,240,000

inc. of agency fees

4 Beds 2 Baths 210 sqm 0.01 ha

In the sought-after Côte Pavée neighborhood, this 227 sqm house combines old-world charm with contemporary comfort. Designed to provide a pleasant and...

At a Glance

Reference	MFH-EAT9434	Near to	Toulouse	Price	€1,240,000
Bed	4	Bath	2	Hab.Space	210 sqm
Land	0.01 ha	Pool	Yes	Land Tax	N/A

Property Description

In the sought-after Côte Pavée neighborhood, this 227 sqm house combines old-world charm with contemporary comfort. Designed to provide a pleasant and bright living environment, it stands out for its generous volumes, high ceilings, and herringbone parquet flooring that enhances the space. Upon entering, the warm atmosphere of the house is revealed through a spacious living space bathed in natural light. The

living room, enhanced by its high ceilings, opens onto a generously sized and functional kitchen, overlooking the outdoor space. The skylight, a true skylight, lends a unique ambiance to the upper floor, where four comfortable bedrooms are located, including a refined master suite. The upper floor offers a comfortable sleeping area consisting of a bedroom of approximately 15 sqm, an office, and a refined master suite of 35 sqm. The top floor is dedicated to another spacious bedroom with undeniable charm. A skylight combines with a glass slab that brings beautiful light throughout the stairwell and lower levels. The terrace and landscaped garden invite relaxation and moments of conviviality, while the heated swimming pool is a real asset, ideal for moments of pleasure and relaxation, away from the hustle and bustle of the city. The residential environment is ideal: in the immediate vicinity of renowned schools, shops and transport, thus offering a peaceful and dynamic neighborhood life. Shops and supermarket are a 3-minute walk away. Future metro station is a 4-minute walk away. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR1,430 and EUR2,000 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent Vivien BUZENAC - EI - RSAC number 842 160 392 - 06 10 93 93 06

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,240,000

Key Information

Internal Area:	210 sqm
Land Area:	0.01 ha
Swimming Pool?	Yes

Location: Occitanie



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