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## Renovated 1950s house near Guilhemery

Haute-Garonne , Occitanie



**€595,000**

inc. of agency fees

3 Beds   2 Baths   153 sqm   0.02 ha

Located in a quiet and residential area of Toulouse, between Guilhemery and Avenue de Castres, this house from the 50s has been tastefully renovated. It offers an area of approximately 160sqm on an intimate...

### At a Glance

<b>Reference</b>	MFH-EAT995ET	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	153 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a quiet and residential area of Toulouse, between Guilhemery and Avenue de Castres, this house from the 50s has been tastefully renovated. It offers an area of approximately 160sqm on an intimate plot. The entrance opens onto the 60sqm living room naturally open to the kitchen. The whole is bathed in light and open to the outside. The first floor is dedicated to rest and offers two large bedrooms and a bathroom. The lower level of 40sqm is reserved for parents. A bathroom with shower finds its place. This house stands

out for the quality of its renovation in a sought-after area. House available end of year 2024 Laundry room  
Electric heating and air conditioning Numerous parking spaces ENERGY CLASS: C / CLIMATE CLASS:  
A. Estimated average amount of annual energy expenditure for standard use, established from energy prices  
in the year 2021: between EUR1,440 and EUR1,980 Information on the risks to which this property is  
exposed is available on the G orisks website

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€595,000

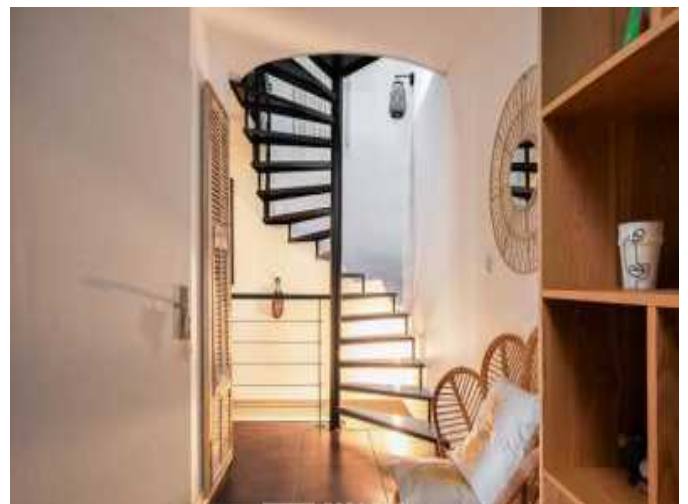
Key Information

Year Built:	1950
Internal Area:	153 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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