

Renovated townhouse with garden

Haute-Garonne , Occitanie



€449,000

inc. of agency fees

5 Beds 1 Baths 120 sqm 0.02 ha

Located a few steps from Les Minimes, in a residential area, this house from the 70s offers a surface area of 120sqm on an intimate garden. Completely renovated between 2017 and 2018, this beautiful house...

At a Glance

Reference	MFH-EAT5056	Near to	Toulouse	Price	€449,000
Bed	5	Bath	1	Hab.Space	120 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Located a few steps from Les Minimes, in a residential area, this house from the 70s offers a surface area of 120sqm on an intimate garden. Completely renovated between 2017 and 2018, this beautiful house offers a privileged living environment. The entrance opens onto the living room bathed in light, the wood stove in its center invites conviviality. The living space is completely open-plan, the open kitchen is extended by a laundry room. The whole is open onto the covered wooden terrace, continuing with the garden. On the same

level, a first bedroom finds its place. The first floor is dedicated to rest and offers 4 bedrooms including a master bedroom. A 12m² loggia runs alongside and gives access to two bedrooms. A bathroom completes this level. This house has been redesigned as a real cocoon just a few steps from the metro and the city center. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1,500 and EUR2,100 Information on risks to which this property is exposed are available on the G  orisks website

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€449,000

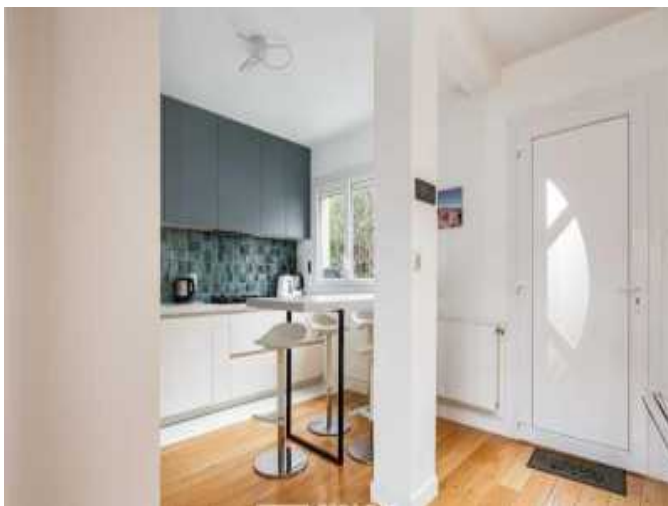
Key Information

Year Built:	1970
Internal Area:	120 sqm
Land Area:	0.02 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Occitanie



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