

Haven of peace in the city center

Haute-Garonne , Occitanie



€1,295,000

inc. of agency fees

3 Beds 3 Baths 340 sqm 0.01 ha

A few steps from the José Cabanis Media Library, this 340sqm oasis is hidden behind discreet walls. The main room, a spacious living room, is the real beating heart of the house. The sublime arches highlight...

At a Glance

Reference	MFH-EAT5721	Near to	Toulouse	Price	€1,295,000
Bed	3	Bath	3	Hab.Space	340 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

A few steps from the José Cabanis Media Library, this 340sqm oasis is hidden behind discreet walls. The main room, a spacious living room, is the real beating heart of the house. The sublime arches highlight the authentic charm of the stone. The high ceilings and large openings offer a relaxing perspective on a private garden. A corridor leads to the kitchen and the master suite with bathroom and dressing room. The latter is arranged like a real duplex. Each of these rooms has access to the outside. A second (bedroom) with its adjoining bathroom is present on the ground floor. The 3rd bedroom is nestled under the roof. Designed like

a studio, it has its own entrance, its kitchenette and its bathroom. The charm of the exterior is just as remarkable. Designed in the style of a Japanese garden, maple trees surround a charming pond, creating a peaceful landscape in which to recharge your batteries. Finally, a 100sqm closed garage completes this exceptional property. Providing convenient and secure space for vehicles or equipment. This house is much more than just a place to live, it is an invitation to a unique art of living. Possibility of exercising a liberal profession; Floor heating; Air conditioner; Automation. ENERGY CLASS: C / CLIMATE CLASS: C
Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR2,770 between and EUR3,810 Information on the risks to which this property is exposed are available on the G  orisks website

Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€1,295,000

Key Information

Internal Area:	340 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Occitanie



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