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Elegant Toulouse property with park and swimming pool near Toulouse and...

Tarn-et-Garonne , **Occitanie**



€575,000

inc. of agency fees

4 Beds 2 Baths 246 sqm 0.19 ha

This Élégante Toulousaine is located less than 5 minutes from the picturesque village of Verdun sur Garonne, and approximately 35 minutes from Toulouse/Blagnac airport. Built in 1888, this authentic mansion...

At a Glance

Reference	MFH-EAT7311	Near to	Toulouse	Price	€575,000
Bed	4	Bath	2	Hab.Space	246 sqm
Land	0.19 ha	Pool	Yes	Land Tax	N/A

Property Description

This Élégante Toulousaine is located less than 5 minutes from the picturesque village of Verdun sur Garonne, and approximately 35 minutes from Toulouse/Blagnac airport.

Built in 1888, this authentic mansion offers 246m² of living space on a bucolic plot of 1895 sqm. The

exterior welcome sets the tone. The pretty automatic gate.

The immaculate driveway. The perfectly maintained rear facade. The double independent garage. The first travertine terrace shaded by a very pretty pergola. All these elements give at first glance the certainty that you are dealing with a quality renovation. The very well-kept park which surrounds this charming Toulousaine is not to be outdone.

There is a place for every detail and every detail is in its place. A play area for children, a second terrace, extension of the living room matching the first terrace, as well as a generously sized swimming pool, also bordered by a very beautiful travertine beach.

The care given to this magnificent garden, the Garonne pebble facade of this beautiful building leaves you speechless. Inside, the house offers a large and voluminous living-dining room with cathedral ceiling, a fireplace with insert and parquet flooring. The bird's eye view from the mezzanine gives a third dimension to this room with its undeniable charm.

The cuisine, also generous and resolutely country-chic, invites sharing with family. The ground floor also offers 2 bedrooms, one of which is currently used as an Artist's Workshop, a first bathroom and a toilet.

The beautiful wooden staircase leads naturally upstairs to this charming house. Just as bright as downstairs, thanks to its French window opening onto the balcony which overlooks the park at the front of the house. This landing, a place conducive to reading, distributes three rooms; A master bedroom with its discreet, cleverly configured dressing room, its authentic fireplace and its view of the park. A second large bedroom, then a final one, gym, bedroom or office of your choice. A sumptuous bathroom, with high-end materials which calls for zenitude and inspires delicacy completes this level.

45 minutes from Toulouse city center.

30 minutes from Toulouse Blagnac airport.

10 minutes from Grenade sur Garonne.

5 minutes from shops and schools (nursery, primary and secondary school).

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR3,650 and EUR5,030.

Information on the risks to which this property is exposed is available on the G eorisks website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€575,000

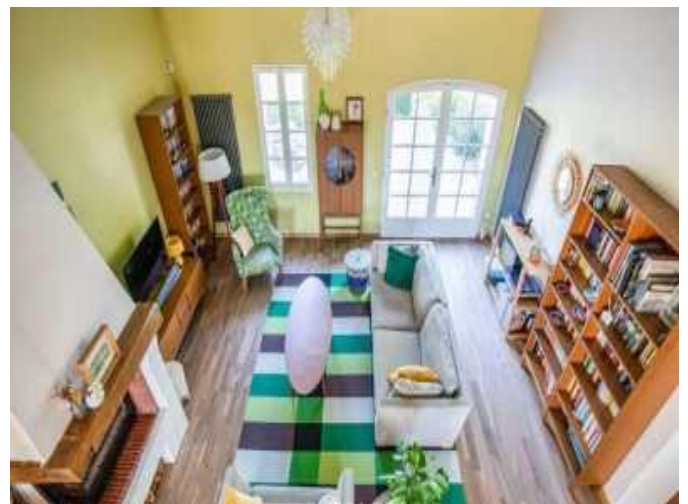
Key Information

Year Built:	1888
Internal Area:	246 sqm
Land Area:	0.19 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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