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## Authentic town house near Blagnac

Haute-Garonne , Occitanie



# €650,000

inc. of agency fees

3 Beds 4 Baths 290 sqm 0.03 ha

This town house in the heart of Granada, 15 minutes from Blagnac, has been completely renovated to offer approximately 290sqm of character mixed with...

### At a Glance

Reference MFH-EATEA1-6080

Near to Toulouse

Price €650,000

Bed 3

Bath 4

Hab.Space 290 sqm

Land 0.03 ha

Pool No

Land Tax N/A

### Property Description

This town house in the heart of Granada, 15 minutes from Blagnac, has been completely renovated to offer approximately 290sqm of character mixed with contemporary comfort. As soon as you enter, the eye is drawn to the sumptuous staircase, the true backbone of the property. The first level accommodates a laundry room as well as an office. All open onto a large 56sqm patio with spa. On the second floor, the living rooms are structured around the fitted landing. On one side the dining room bathed in light highlighting its beautiful parquet floor and its period fireplace. On the other side, an old bedroom has been revisited into a living room extended by a kitchen and a pantry. This space also benefits from a beautiful 50sqm terrace. The top floor is dedicated to rest with 3 spacious bedrooms, each with their own bathroom and WC. The property combines the old and the contemporary thanks to a renovation and modern decoration respecting the authenticity of the building. Easy parking in the immediate vicinity, shops, schools and living spaces within walking distance. Energy Class: D / Climate Class: D Average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between 3210 and 4380 euros. Co-ownership of 2 lots (No procedure in progress). Annual charges: 400 euros. Condominiums of 2 units (No proceedings in progress).

Annual expenses : 400 euros.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	4
Price	€650,000

### Key Information

Internal Area:	290 sqm
Land Area:	0.03 ha

### Location: Occitanie



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**S. and L. BROWN**



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