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## Toulouse renovated in Minimes

Haute-Garonne , Occitanie



**€830,000**

inc. of agency fees

5 Beds 2 Baths 160 sqm 0.02 ha

A few steps from the heart of the Minimes district, this tastefully renovated Toulousaine has 160sqm on three levels, including 134.68sqm of living space....

### At a Glance

Reference MFH-EAT10545

Bed 5

Land 0.02 ha

Near to Toulouse

Bath 2

Pool Yes

Price €830,000

Hab.Space 160 sqm

Land Tax N/A

### Property Description

A few steps from the heart of the Minimes district, this tastefully renovated Toulousaine has 160sqm on three levels, including 134.68sqm of living space. The entrance opens onto the kitchen and dining room on the street side. This first friendly space leads to the living room opening onto the garden and its swimming pool. The first floor is dedicated to children, with three beautiful bedrooms. Each offering plenty of tailor-made storage space. A separate bathroom is reserved for them. The converted attic consists of a large master suite and an office. This level is fully air-conditioned. A cellar completes the services of this rare property in a privileged area. ENERGY CLASS: E / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,240 and EUR3,090. Information on the risks to which this property is exposed is available on the G  orisks website

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€830,000

### Key Information

Internal Area:	160 sqm
Land Area:	0.02 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Occitanie



## Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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