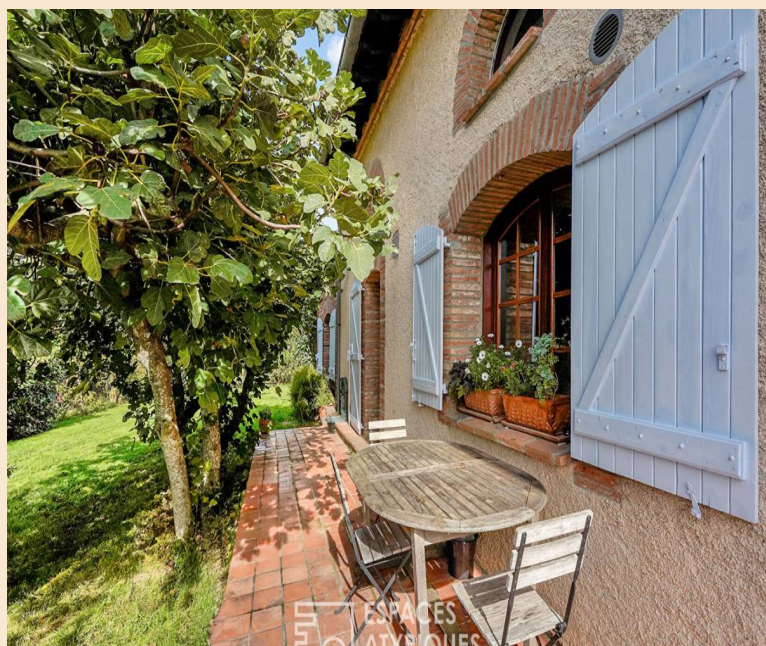


Renovated Lauragaise with swimming pool

Haute-Garonne , Occitanie



€850,000

inc. of agency fees

3 Beds 2 Baths 235 sqm 0.15 ha

On the heights of Escalquens, this charming 19th century Lauragaise offers 245sqm of living space. The entrance through a first living room reveals the...

At a Glance

Reference	MFH-EATEA2-7844	Near to	Toulouse	Price	€850,000
Bed	3	Bath	2	Hab.Space	235 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

On the heights of Escalquens, this charming 19th century Lauragaise offers 245sqm of living space. The entrance through a first living room reveals the successful blend of old and more contemporary elements. The ground floor has a first bedroom with its adjoining bathroom. The kitchen-diner has high-end equipment. It leads to a large dining room with fireplace, an obvious reception area. Upstairs, a beautiful mezzanine volume is an ideal space for teleworking. The sleeping area on this second level is made up of two beautiful quiet bedrooms, including a suite with bathroom, and a large fitted dressing room. The wooded garden and

the beautiful swimming pool promise relaxation and conviviality with the family, less than 20 minutes from Toulouse. The barn adjoining the house also offers potential for additional development. This rare property will be available in the summer of 2025, a long sale is to be considered. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,430 and EUR2,010. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Aymeric HUYNH - EI - RSAC number 890 473 309

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€850,000

Key Information

Internal Area:	235 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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