

[Click to view MFH-EATEA2-9615](#)

## Passive architect's house and its landscaped garden in Toulouse

Haute-Garonne , Occitanie



**€799,000**

inc. of agency fees

4 Beds 2 Baths 182 sqm 0.06 ha

Nestled at the back of the plot, out of sight and a few steps from the popular Minimes district, this 182 sqm architect-designed house is the result of...

### At a Glance

Reference	MFH-EATEA2-9615	Near to	Toulouse	Price	€799,000
Bed	4	Bath	2	Hab.Space	182 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

### Property Description

Nestled at the back of the plot, out of sight and a few steps from the popular Minimes district, this 182 sqm architect-designed house is the result of a bold restructuring of two buildings from the early 20th century. Designed in 2007 with an eco-responsible approach, it combines optimal comfort and energy efficiency. From the entrance, the natural light and volumes are striking. The 70 sqm living space is fascinating. It consists of a living-dining room and an open kitchen combining modernity and conviviality. The large bay windows offer a fluid connection with the outside, overlooking an incredible landscaped garden. It is naturally extended by a second room that can meet various needs: office, gym, library. Adjoining this living space, an additional room can be adapted to your needs: office, gym or library. A hallway leads to a first spacious and bright bedroom as well as a bathroom. A laundry area and a separate toilet complete this level. The floors are dedicated to rest. On the first floor, a second bathroom with toilet separates two bright bedrooms. One of them offers access to a terrace and its vegetable garden. The second and last floor serves the fourth bedroom overlooking the garden. All the bedrooms; as well as the living room, are equipped with custom-made fitted cupboards. The outdoor space has been entirely landscaped and designed to offer an island of freshness. Its terrace, in the center of the garden, is a true haven of peace. Insulation by the roof and walls (wood fiber, larch) Fans / air conditioning on the top floor Wood stove Parking within the plot In the immediate vicinity of transport, schools and shops Possibility of acquiring, in addition, offices (approximately 115sqm) in the immediate vicinity. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021,2022,2023: between EUR690 and EUR990 Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€799,000

Key Information

Year Built:	2007
Internal Area:	182 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Occitanie



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved