Click to view MFH-EATEA2-8587

# Renovated house with pool near Les Minimes

Haute-Garonne, Occitanie



€620,000

inc. of agency fees

**5** Beds **2** Baths **176** sqm **0.06** ha

Located just a few minutes from Les Minimes, at the northern entrance to Toulouse, this house built in 2007 offers approx. 176m² of living space on a...

#### At a Glance

**Reference** MFH-EATEA2-8587 **Near to** Toulouse **Price** €620,000

Bed 5 Bath 2 Hab.Space 176 sqm

Land 0.06 ha Pool Yes Land Tax N/A

**Property Description** 

Located just a few minutes from Les Minimes, at the northern entrance to Toulouse, this

house built in 2007 offers approx. 176m<sup>2</sup> of living space on a beautifully landscaped garden.

The entrance hall leads to the various living areas. The volumes are impressive and luminosity

predominates.

The living room boasts a wood-burning stove and numerous bay windows opening onto the

exterior. The kitchen is a natural extension, opening onto a more intimate terrace. A pantry

links the kitchen to the 50m<sup>2</sup> double garage.

The whole is open onto the terrace and garden. A swimming pool is located at the far end of

the garden.

The first floor features a bedroom with en-suite shower room.

The first floor is dedicated to relaxation, with 4 further bedrooms, including a master

bedroom with dressing room. Adjacent to the master bedroom, a shower room could easily be

created. A beautiful terrace overlooking the garden opens onto the master bedroom.

The other bedrooms share a bathroom.

The exteriors are not to be outdone, with a cleverly designed garden offering several intimate

spaces. Numerous terraces complete the picture.

This high quality property is the ideal place to live.

Underfloor heating and air conditioning

Double garage + plenty of parking

Saltwater pool / Summer kitchen

Schools, shops and transport nearby

Toulouse-Blagnac airport 12 minutes away.

CLASSE ÉNERGIE : B / CLASSSE CLIMAT : B

Montant moyen estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021: entre 1 040 euros et 1 480 euros Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :

Agent commercial: Mateus Gutierrez - EI - numéro RSAC 909 820 144

Téléphone - 06 36 47 80 50

**Summary** 

Property type: House

Bedrooms: 5

Bathrooms 2

Price €620,000

**Key Information** 

Year Built: 2007

Internal Area: 176 sqm

Land Area: 0.06 ha

Property Features:

• Balcony: 2

Has a Garden Yes

Swimming Pool? Yes

**Location: Occitanie** 



# Gallery













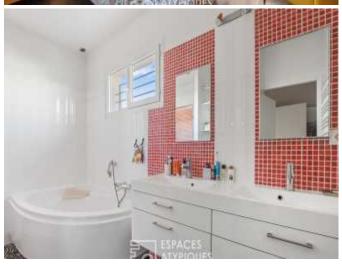














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C. BAUER - Sunday Times

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#### S. and L. BROWN



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