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## 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. 176m<sup>2</sup> 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 :

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

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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**



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