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18th century Toulouse woman in the heart of Castelginest

Haute-Garonne , Occitanie



€780,000

inc. of agency fees

4 Beds 4 Baths 280 sqm 0.12 ha

Behind a discreet facade typical of the region, this elegant 18th-century Toulouse house offers approximately 280 sqm of living space on two levels, nestled...

At a Glance

Reference	MFH-EATEA1-10514	Near to	Toulouse	Price	€780,000
Bed	4	Bath	4	Hab.Space	280 sqm
Land	0.12 ha	Pool	Yes	Land Tax	N/A

Property Description

Behind a discreet facade typical of the region, this elegant 18th-century Toulouse house offers approximately 280 sqm of living space on two levels, nestled in a 1100 sqm green setting. Tastefully redesigned, the renovation reveals its original character. Exposed beams, cement tiles, generous volumes, and floodlights create a warm and sophisticated atmosphere. The ground floor features a vast, open-plan living room of 70 sqm, bathed in light and facing the garden. The separate, fully equipped kitchen flows smoothly as an extension of the living space. Two closed lounges complete this level, providing space for multiple uses: office, library, TV room, or spare bedrooms. Upstairs, the sleeping area is organized around a mezzanine opening onto the living room, creating a subtle link between the two levels. Four bedrooms are located here, each with its own bathroom, for optimal comfort. At the rear of the house, the landscaped garden stretches out, hidden from view. A north-facing terrace, a pétanque court, and a dedicated swimming pool and jacuzzi area: the exterior naturally extends the house's art of living. A carport and several private parking spaces within the plot allow for easy parking. Combining old-world charm with contemporary features, this house combines elegance, comfort, and functionality, just a stone's throw from the shops in the center of Castelginest. Fully renovated building with quality services Charm of the old Village center: 800m ENERGY class: C / CLIMATE class: C Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023: between EUR2,230 and EUR3,080 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mateus Gutierrez - EI - RSAC number 909 820 144 - 06 36 47 80 50

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€780,000

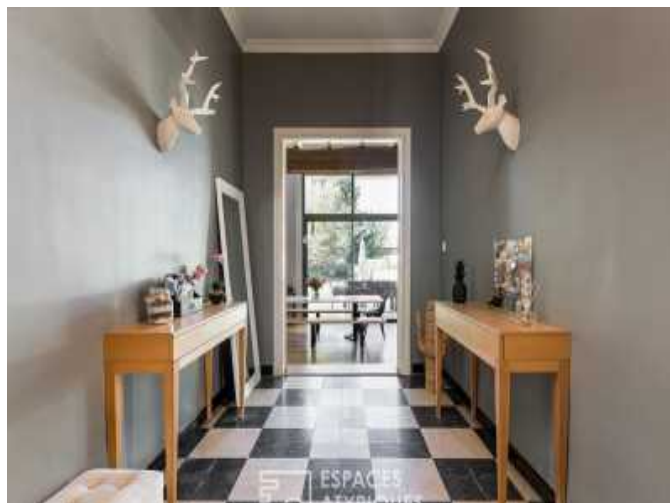
Key Information

Year Built:	1750
Internal Area:	280 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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