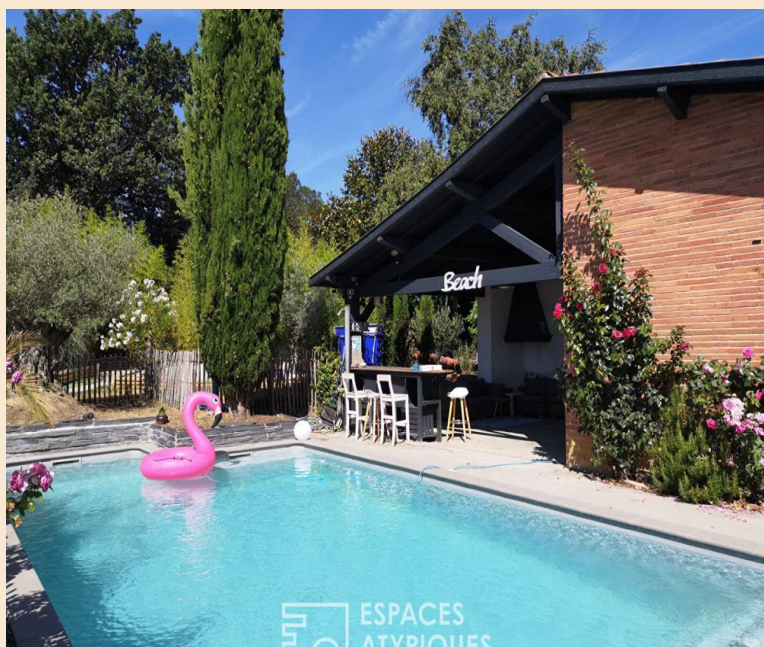


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Renovated character house with 260 sqm of living space with landscaped...

Haute-Garonne , Occitanie



€1,050,000

inc. of agency fees

5 Beds 3 Baths 260 sqm 0.18 ha

Located in the heart of the charming village of Pin-Balma, just a few minutes from Toulouse, this fully renovated old house offers approximately 305 sqm...

At a Glance

Reference MFH-EATEA2-10732

Near to Toulouse

Price €1,050,000

Bed 5

Bath 3

Hab.Space 260 sqm

Land 0.18 ha

Pool Yes

Land Tax N/A

Property Description

Located in the heart of the charming village of Pin-Balma, just a few minutes from Toulouse, this fully renovated old house offers approximately 305 sqm of floor space, including 260 sqm of living space on three levels. The property offers six main rooms, including five bedrooms, as well as generous volumes and high-quality features. This rare property seduces with its authenticity, its brightness, and its tastefully furnished outdoor spaces, offering a living environment that is both peaceful and refined. Upon entering, you will be greeted by a dual-aspect living room of approximately 65 sqm, bathed in light thanks to its triple exposure. This warm space, with its breathtaking view of the surrounding hillsides, offers a friendly and elegant atmosphere, ideal for entertaining or sharing moments with family. On this same level, a first sleeping area includes two bedrooms, a bathroom, and a toilet, perfect for welcoming guests or creating a single-story master suite. By taking a first staircase, you access a spacious secondary living room opening onto the second part of the garden. This level also includes a third bedroom, a shower room, two dressing rooms, a laundry room, and an additional toilet, thus creating a perfectly independent and functional space. Finally, the top floor is entirely dedicated to children or teenagers: it houses two other bedrooms, an office space suitable for teleworking or homework, as well as a beautiful additional bathroom. Outside, the charm is immediately felt. The wooded and carefully landscaped garden invites you to relax with its swimming pool, pool house, and various furnished terraces, ideal for enjoying long summer evenings in complete privacy. This outdoor space is a true haven of peace, designed to recharge your batteries in all seasons. Nestled in a quiet and sought-after residential environment, this property benefits from the immediate proximity of schools, shops, and public transport, while offering a true quality of life. Perfectly renovated with quality materials, this atypical house combines old-world charm with modern comfort, in a privileged natural setting. An exceptional property, rare on the market, which will appeal to lovers of beautiful homes looking for a real estate favorite on the outskirts of Toulouse. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022 and 2023: between EUR2,310 and EUR3,180. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Vivien BUZENAC- EI - RSAC number 842 160 392- 06

10 93 93 06

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,050,000

Key Information

Year Built:	1930
Internal Area:	260 sqm
Land Area:	0.18 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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