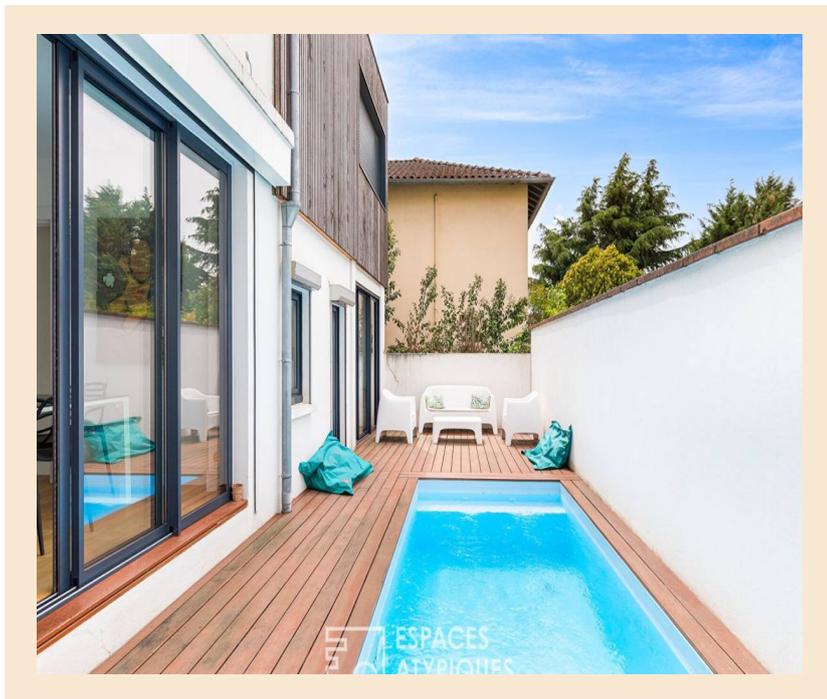


[Click to view MFH-EAT10903](#)

Family home with swimming pool in Côte Pavée

Haute-Garonne , Occitanie



€845,000

inc. of agency fees

4 Beds 159.11 sqm 0.03 ha

Located in Toulouse's sought-after Côte Pavée neighborhood, this 160 m² house combines the charm of the past with the comfort of the present. Designed...

At a Glance

Reference MFH-EAT10903

Bed 4

Land 0.03 ha

Near to Toulouse

Pool Yes

Price €845,000

Hab.Space 159.11 sqm

Land Tax N/A

Property Description

Located in Toulouse's sought-after Côté Pavée neighborhood, this 160 m² house combines the charm of the past with the comfort of the present. Designed for harmonious family life, it offers a warm, functional living environment.

From the moment you enter, the house captivates with its generous volumes and natural light. The living room, extended by a dining room enhanced by a wood-burning stove, opens onto a fully fitted and equipped kitchen, with a convivial dining area. An 11 m² room, ideal for an office or spare bedroom, and a laundry room complete the first floor.

Upstairs, the sleeping area features two bedrooms, each with its own en-suite shower room. A hallway leads to a pleasant master suite, comprising a spacious study and a bedroom with its own shower room.

A natural extension of the living area, the terrace opens onto a heated swimming pool, a real invitation to relax and enjoy moments of conviviality with family and friends.

Nestled in a sought-after residential environment, the house benefits from an ideal location, close to renowned schools, shops and transport, combining serenity and urban dynamism.

ENERGY class: D / CLIMATE class: B

Estimated average annual energy costs for standard use, based on average energy prices indexed to the years 2021, 2022, 2023: between euros1,380 and euros1,950.

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59

Summary

Property type:	House
Bedrooms:	4
Price	€845,000

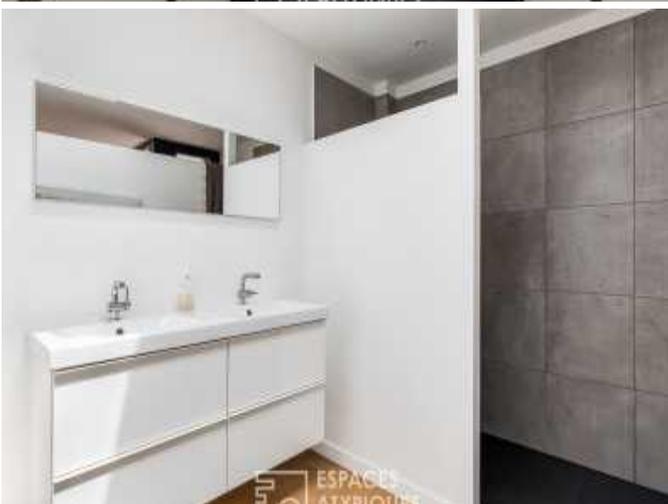
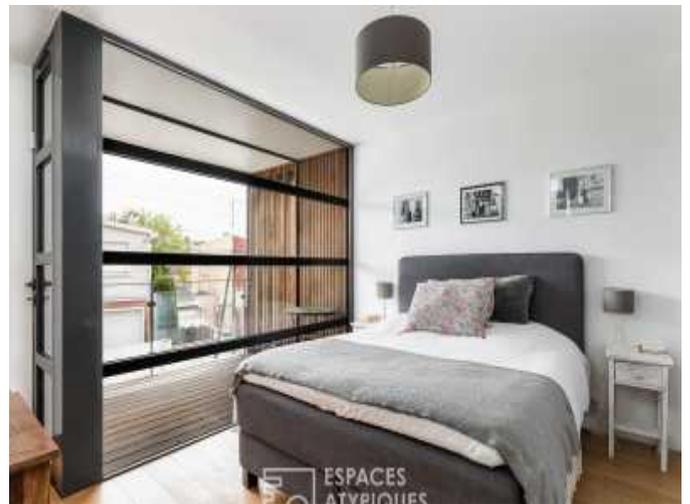
Key Information

Internal Area:	159.11 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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