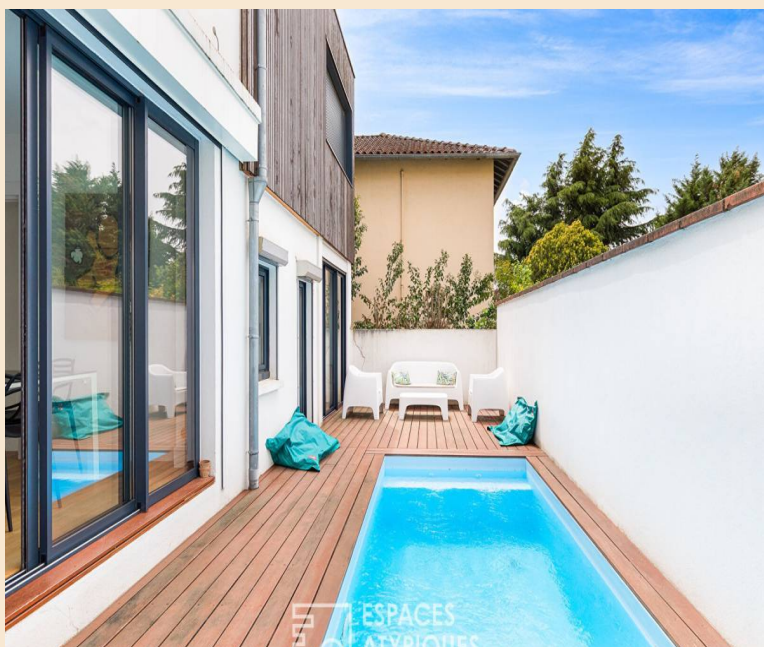


[Click to view MFH-EAT10903](#)

## 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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

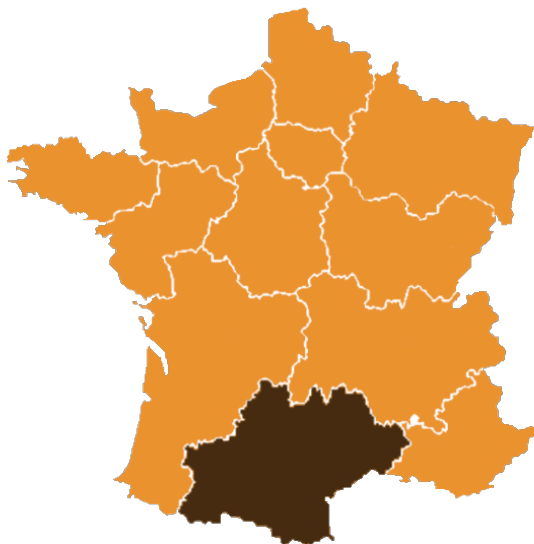
Summary

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



## 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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