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## Renovated house with garden and swimming pool in Balma

Haute-Garonne , Occitanie



€745,000

inc. of agency fees

5 Beds 3 Baths 204 sqm 0.05 ha

Located in the heart of Balma, in a quiet setting, this decidedly atypical house offers 204sqm of living space, built on a 537sqm plot. Designed to offer...

### At a Glance

**Reference** MFH-EATEA2-11415

**Near to** Toulouse

**Price** €745,000

**Bed** 5

**Bath** 3

**Hab.Space** 204 sqm

**Land** 0.05 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

Located in the heart of Balma, in a quiet setting, this decidedly atypical house offers 204sqm of living space, built on a 537sqm plot. Designed to offer comfort, functionality, and aesthetics. From the entrance, the flow flows naturally into a beautiful living room where the volumes are optimized. Light generously flows through the space thanks to large openings opening directly onto the garden. The open kitchen, perfectly integrated, extends the reception area, creating a welcoming place for everyday life. The sleeping area consists of five bedrooms spread between the ground floor and the upper floor, allowing for a true separation of spaces and preserved privacy. A master bedroom, on the ground floor, has its own bathroom and dressing room. Bold color choices in the bathrooms and bedrooms bring a strong identity to each volume, without ever weighing down the overall effect. Outside, a private, wooded garden features a swimming pool elegantly integrated into the vegetation. A wooden deck surrounds the pool, providing an ideal relaxation area for sunny days. The property also benefits from several additional spaces that can be used as an office, dressing room, or leisure area depending on needs. A garage completes the property. The finishes are meticulous, the materials are tastefully chosen, and the whole exudes a warm and contemporary atmosphere. This house will appeal to families seeking peace and comfort, as well as lovers of unique places wishing to settle in a neat and confidential setting, close to amenities. Balma Church and metro line A are 5 minutes away. Access to the ring road and highway is 5 minutes away. Close to schools, middle schools, and high schools. Information on the risks to which this property is exposed is available on the Géorisques website Commercial agent: Louis BEILLARD - EI - RSAC number 849 902 267- 06 71 39 13 83

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€745,000

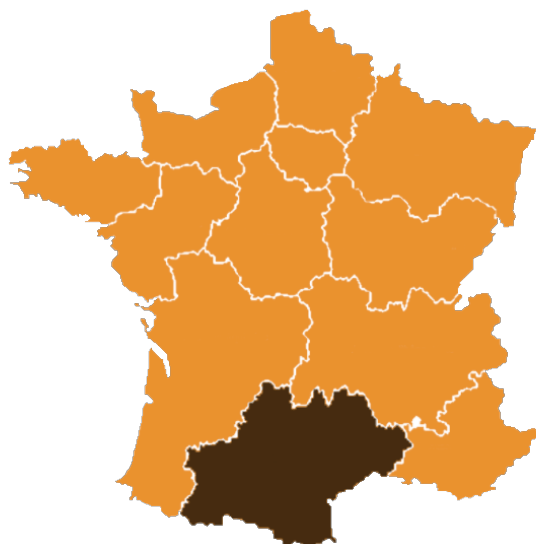
## Key Information

Internal Area:	204 sqm
Land Area:	0.05 ha

### Property Features:

- Balcony: 1
- |                |     |
|----------------|-----|
| Has a Garden   | Yes |
| Swimming Pool? | Yes |

## Location: Occitanie



## Gallery







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**S. and L. BROWN**



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