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Peaceful family life, on the outskirts of Toulouse

Haute-Garonne , Occitanie



€695,000

inc. of agency fees

4 Beds 145 sqm 0.03 ha

Located in the heart of
Fonsegrives, a stone's throw
from shops, schools, and public
transport, this 145 sqm family
home sits on a 330 sqm plot.
Recently...

At a Glance

Reference MFH-EATEA1-11921

Near to Toulouse

Price €695,000

Bed 4

Pool Yes

Hab.Space 145 sqm

Land 0.03 ha

Land Tax N/A

Property Description

Located in the heart of Fonsègrives, a stone's throw from shops, schools, and public transport, this 145 sqm family home sits on a 330 sqm plot. Recently redesigned, it expertly combines functionality, modern comfort, and a relaxed lifestyle. Upon entering, the space is arranged around a welcoming, light-filled living area with a living room, dining room, and open-plan kitchen. A cleverly integrated extension extends the space with a second living room, facing the terrace. This indoor-outdoor extension creates a soothing and fluid atmosphere, ideal for family time as well as for entertaining. A bedroom with a shower room on the ground floor allows for single-story living or independent guest accommodation. Upstairs, the hallway leads to three bedrooms with storage, a fully renovated shower room, and a well-designed dressing/laundry area. Outside, the intimate terrace hosts a swimming pool with no vis-à-vis, in an atmosphere of absolute tranquility. A gate at the bottom of the garden opens onto a communal wooded area, offering an extension of greenery without maintenance. On the practical side: parking on the plot, 10 sqm garage for bicycles, motorcycles or storage. This healthy house with no work required, ideal for a modern family life, will appeal to lovers of peace and quiet looking for a practical and connected address, just a few minutes from Toulouse. Reversible air conditioning Salt pool ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,730 and EUR2,410. Information on the risks to which this property is exposed is available on the Géorisques website Commercial agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59

Summary

Property type:	House
Bedrooms:	4
Price	€695,000

Key Information

Year Built:	1965
Internal Area:	145 sqm
Land Area:	0.03 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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