



## House

TOULOUSE (31)

**745 000 €\***

\* Agency fees to be paid by the seller



300 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Toulouse, in the town of Balma, beautiful property year 1980, 300m<sup>2</sup> on a park of 3840m<sup>2</sup>, fully fenced, flat, not overlooked, very well planted with century-old trees, swimming pool. The building includes on the ground floor a 30m<sup>2</sup> living room with fireplace, library; a living room of 21m<sup>2</sup> with fireplace; a large kitchen of 30m<sup>2</sup> with equipment and fittings, dining area and work area with access by a large bay window, sliding door, which gives under a veranda of 30m<sup>2</sup> facing south with access to the park; a room used as a bedroom or office, a small room used as a laundry room, linen room, reserve; a boiler room with Viessmann-type fuel boiler (of good quality), a toilet, and plenty of storage. Upstairs: 6 bedrooms from 11 to 13 m<sup>2</sup>, including a master suite of 30 m<sup>2</sup> with dressing room, an open bathroom with shower, spa bath, WC. All the quiet and very bright rooms open onto a balcony with P/F; two shower rooms and two toilets, a bathroom, and numerous cupboards. Above a large attic with excellent insulation. Independent: a 45 m<sup>2</sup> garage with automatic door, cellar area and storage. All joinery is aluminum double glazing, electric shutters on the ground a large wooden outbuilding of approximately 100 m<sup>2</sup> for storage, garden equipment, stake and others ..... Beautiful and large swimming pool of 2007, of hexagonal shape dimension 12x6 with salt treatment. On the ground, numerous automatic lighting fixtures, 2 wells. Product that can accommodate a large family, possibility of guest rooms, professional use, offices. Rare affair, to see absolutely Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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Agent

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TOULOUSE

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 816725

Property type ..... House

Year of construction ..... 1980

Exposure ..... South

View ..... Vue dégagée, sur Jardin, sur Piscine

### SURFACES

Living space ..... 300 m²

Living room surface ..... 51 m²

Land surface ..... 3840 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 6

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 2

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 101

GES ..... 22

### APPENDIX

Parking ..... couvert

Parking space ..... 4

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... équipée

Swimming-pool ..... Yes

Intercom ..... Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle