



## House

TOULOUSE (31)

**630 000 €\***

\* Agency fees to be paid by the seller



132 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

In the sought-after Minimes district, 3 minutes walk from the metro, come and discover this beautiful house of 132 m<sup>2</sup> on a plot of 300 m<sup>2</sup> with terrace and swimming pool. Built in the 1960s, it was completely renovated in 2010 by an architect with great taste and high quality materials. On the garden level, the 45 m<sup>2</sup> living room, with its superb kitchen fully equipped with Gaggenau household appliances, opens onto the 25 m<sup>2</sup> wooden terrace and the swimming pool. At the front, a spacious entrance with WC, at the rear, an additional room which could be transformed into a bedroom, currently housing the laundry room, the boiler and a cellar of approximately 2 m<sup>2</sup> with opening by electric cylinders. Upstairs, there are 4 bedrooms, including a master suite with its splendid bathroom, as well as an office, a second bathroom, and a toilet. In terms of equipment, the house benefits from reversible air conditioning and underfloor heating, sunshades and an electric gate, and 2 water tanks To visit without delay!!!

Les honoraires sont à la charge du vendeur.

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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## LE BIEN EN IMAGES



## DETAILS

### COMPOSITION

Number of rooms .....	5
Number of bedrooms .....	4
Number of bathrooms .....	1
Toilets count .....	2
Washrooms .....	1

### DPE/GES

DPE .....	150
GES .....	29

### APPENDIX

Parking .....	extérieur
Parking space .....	2
Cellar .....	1
Videophone .....	Non

### SERVICES

Heater .....	climatisation réversible
Heater .....	gaz
Kitchen .....	aménagée
Swimming-pool .....	Yes

### GENERAL

Reference .....	849160
Property type .....	House
Year of construction .....	1962

### SURFACES

Living space .....	132 m²
Surface Carrez Law .....	132 m²
Land surface .....	301 m²