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## Charming architect-designed house

**577 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26533
- Zimmeranzahl : 8
- Schlafzimmeranzahl : 4
- Wohnfläche : 141 m<sup>2</sup>
- Grundstücksfläche : 609 m<sup>2</sup>
- Grundsteuer : 1 922 €



Located 20 minutes from the centre of Toulouse, in a sought-after town, this wonderful 141 m<sup>2</sup> house is composed of a living room, a dining room, a kitchen, 4 bedrooms, a bathroom, a shower-room, a storeroom, a laundry room, an attic, a garage, a terrace, 2 toilets, a well and a landscaped garden on 609 m<sup>2</sup> of land.

The big front door opens onto an entrance hall that leads to the living area that faces due south consisting of a dining room (16 m<sup>2</sup>) with a pellet-burning heater and a living room (19 m<sup>2</sup>). There is an equipped kitchen (16 m<sup>2</sup>) and a laundry room (5 m<sup>2</sup>) that communicates with the garage (15 m<sup>2</sup>). The kitchen and living room are separated by a pocket door. A magnificent sunroom (3 m<sup>2</sup>) will allow you to enjoy a lot of light.

From the entrance hall, on the right, a hallway leads to the bedrooms (11 & 12 m<sup>2</sup>), a bathroom and a separate toilet.

The lovely wooden staircase in the living room leads to the first floor which has bright bedrooms (11 & 13 m<sup>2</sup>), a bathroom with a toilet (6 m<sup>2</sup>), a storeroom (5 m<sup>2</sup>) and attic space (37 m<sup>2</sup>) that is suitable for conversion.

Outside, you'll enjoy the wonderful landscaped garden and a big terrace that is not overlooked.

You'll love the situation of this house: 5 minutes from the ring road, 10 min on foot from the Ramée, 10 minutes from the underground. You'll also love its authenticity and large rooms.

The roof has concave tiles. Heating via a pellet-burning heater with a distribution system, reversible air-conditioning and electric heaters. Electric hot-water heater. Joinery is double-glazed (except for 2 windows). The front gate is automatic. Electric roller shutters. Drainage connected to mains.

This house was built with quality materials and is well maintained. Thanks to the amount of space and size, its comfort and its charm, this house is ideal for a family looking for a quality of life.

This property is ideally serviced by public transport (bus and underground nearby) and near conveniences (crèche, schools, businesses, park, surgeries).

Located 15 minutes from the airport Blagnac International; 1 hr 45 min from the closest ski stations; 1 hr 45 min from the Mediterranean Sea; 2 hr 45 min from the Atlantic Ocean; 2 hr from Spain.