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## Plot, house, 10 min from Toulouse

**393 000 €** [ Fees paid by the seller ]

- Reference : AF25832
- Number of rooms : 6
- Number of bedrooms : 3
- Living space : 125 m<sup>2</sup>
- Land size : 1 400 m<sup>2</sup>
- Local taxes : 1 500 €



Located 10 minutes from Toulouse, this old single-storey Toulouse-style house to renovated has got character. Measuring 100 m<sup>2</sup>, it faces south-west and is composed of a living-cum-dining room, an open-plan kitchen, a toilet, 3 bedrooms, a shower-room, an outbuilding, a small basement, an barbecue outside and a big swimming pool to renovate.

You're going to appreciate the situation of this property, sheltered from all disturbances. You're going to love this wooded, calm and residential environment.

From the small neighbourhood road, a small trail leads to the property. Two gates: one for the house and the other for the garage.

After going through the main gate, you enter a very special space that is listed as a natural zone, in the middle of nature. The chirping of birds is the only thing you'll hear.

This authentic single-storey Toulouse-style house to renovate is composed of an entrance hall (3 m<sup>2</sup>), a small hallway, then three bedrooms in a row (2 x 9 m<sup>2</sup>; 11 m<sup>2</sup>; some with patio doors and windows giving onto the garden), a study (8 m<sup>2</sup>) that could be used as a child's room, a toilet (2 m<sup>2</sup>) and a shower-room (6 m<sup>2</sup>).

Returning back to the entrance hall, on the left is a living-cum-dining-room (32 m<sup>2</sup>) that gives onto a truly lovely terrace. It has a staircase overlooking and leading to the garage.

On the right of the room is an equipped kitchen (12 m<sup>2</sup>) with a dual aspect and a patio door that gives onto the terrace on the south side of the house, the front.

To the right of the house, next to the bedrooms is an small outbuilding that could be used as a studio (25 m<sup>2</sup>).

To the left of the façade is a truly nice summer kitchen with a barbecue. On the right of the kitchen is a small gate leading to the back of the house, also to reach the garage and the basement (50 m<sup>2</sup>).

The roof is has concave tiles and is in perfect condition. The construction is traditional. Heating and hot water are supplied by a gas-fired boiler. Joinery is wooden and single-glazed. The individual drainage system needs to be brought up-to-code. The swimming pool (Waterair; 13m x 6.5m) needs work.

So, you've understood. This lovely and big property will provide an exceptional living environment - pastoral and protected and only a few minutes from Toulouse and all conveniences. The present house to renovate could be demolished for a new construction.

Located 20 minutes from the International Airport of Toulouse Blagnac; 25 min from the Capitole (district of Toulouse); 1 hr 30 min from the Mediterranean Sea and ski slopes, as well as Spain; 2 hr 45 min from the Atlantic Ocean.

ENERGY CONSUMPTION : E (297)

GREENHOUSE GAS : E (65)