

U/OFFER Charming Toulousaine 60m2 garden 206m2, 4 rooms, lounge, kitchen and pantry, bedroom, office, veranda

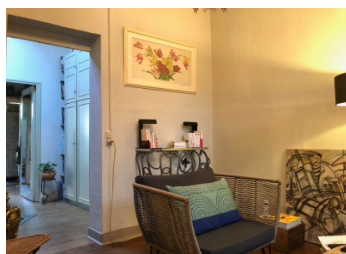


INFORMATION

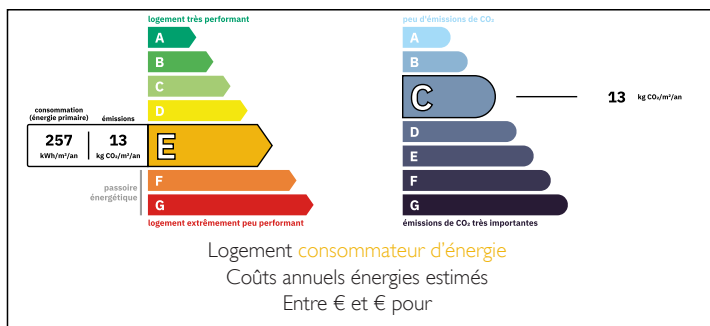
Town:	Toulouse
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	206 m2

IN BRIEF

Charming Toulousaine house in a sought-after neighbourhood. An entrance hall leads to a kitchen and adjoining pantry. A sitting room with fireplace. A study with daylight and rockery. A bedroom with bathroom. A conservatory with views over the intimate wooded garden, well, planted arbour, garden shed and a secluded relaxation area. At the front of the house is a courtyard. The property is habitable, but requires some updating. Charming house 5 minutes from Place Dupuy and Canal du Midi, shops within walking distance. This rare property is ideal for a lifestyle project.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Central heating, mains gas, double glazing to be completed. Possibility of extension. Public parking. Kitchen 14m2 Cellar, 4m2. Living room 15m2. Bedroom 9.40m2, Study 9,20m2, Bathroom 4 m2, Veranda 5m2

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES