

## Charming 1970s Home with Full Basement – Easy Access to Toulouse



## INFORMATION

Town:	Villematier
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	82 m <sup>2</sup>
Plot Size:	1566 m <sup>2</sup>

## IN BRIEF

Located in a peaceful environment, just 600 meters from the main road to Toulouse, this traditional 1970s villa is ready for your ideas to unlock its full potential.

The construction is solid, and the house has been well maintained over the years.

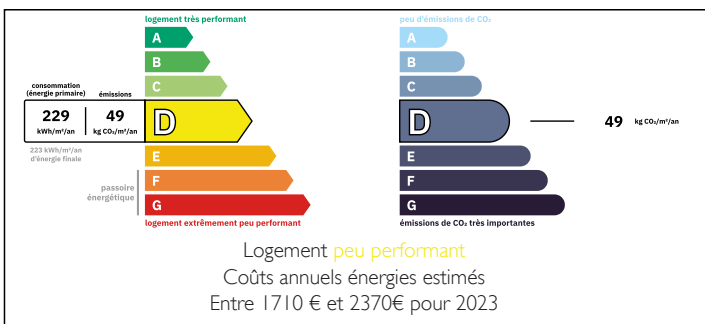
The full basement offers numerous possibilities: parking for several vehicles, a workshop, laundry room, or the creation of additional living spaces.

Decor enthusiasts will appreciate the period details – ceiling cornices, decorative rosettes in every room, and the original 1970s tile flooring.

With a bit of creativity, this property can easily become a modern and welcoming home while preserving its original charm.

Outside, you can enjoy a flat, tree-lined plot of 1,566 m<sup>2</sup>, perfect for family gatherings and sunny days.

## ENERGY - DPE



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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

Layout / Accomodation :

Entrance Hall (3 m<sup>2</sup>)  
Bright Living Room (24.7 m<sup>2</sup>)  
Separate Kitchen (11.8 m<sup>2</sup>) – with potential to open onto the living room  
Hallway with 3 storage closets (3.68 m<sup>2</sup>)  
Bedroom 1 (10 m<sup>2</sup>)  
Bedroom 2 (11.8 m<sup>2</sup>)  
Bedroom 3 (10.7 m<sup>2</sup>)  
Bathroom (4.10 m<sup>2</sup>)  
WC (1.20 m<sup>2</sup>)  
Full Basement with Boiler Room and Laundry Area (95 m<sup>2</sup>)

Extras:

Only 30 minutes from Toulouse-Blagnac Airport  
17 minutes from the A62 motorway toll

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

## LOCAL TAXES

**Taxe foncière: 314 EUR**

**Taxe habitation: EUR**

## NOTES