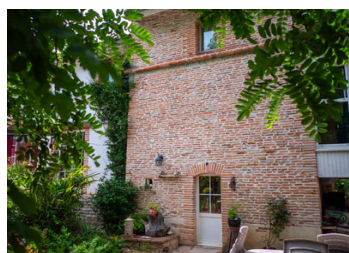


Stylistic Toulouse charm - brick, traditional dovecote on 1045m of land with a studio annexe.



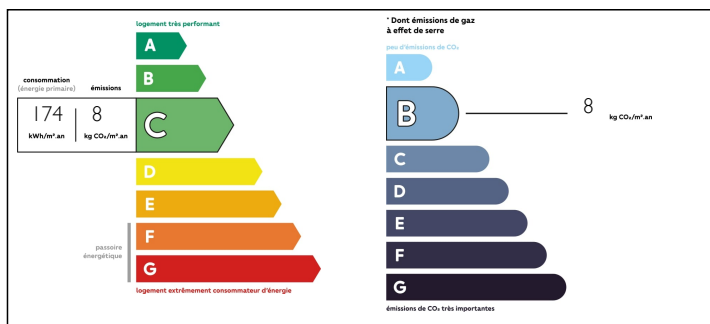
## INFORMATION

Town:	Saint-Paul-sur-Save
Department:	Haute-Garonne
Bed:	3
Bath:	3
Floor:	128 m2
Plot Size:	1045 m2

## IN BRIEF

A truly unique property with Toulouse charm, offering a discovery throughout.

## 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.



## LOCAL TAXES

Taxe foncière: 1375 EUR

## NOTES

## DESCRIPTION

A truly unique property in Saint-Paul-Save in the Hauts Tolosans community.

Structured around a heritage construction of the region: a century-old dovecote. With Toulouse pink bricks, beams, solid wooden beams, stairs...

The atypical side of this property will charm you inside and outside with a discovery throughout.

From the grand private entrance you will be warmed by the private feel.

Enter the house and immerse yourself in a warm atmosphere with the beams and the bay window of the living room.

There is a possibility to open the living room into the independent studio to create a living space of 51m<sup>2</sup> with a beautiful high ceiling, and mezzanine.

There are 3 rooms. Two bedrooms (12m<sup>2</sup> and 15m<sup>2</sup>) each have their own adjoining bathroom with toilet. The third room of 15m<sup>2</sup> has a fireplace and a veranda that extends the space by 11m<sup>2</sup> for a special cosy atmosphere for winter yet bright and airy for warmer days. A unique space.

The 36m independent studio<sup>2</sup> has a living room with kitchen, a bathroom and an independent toilet. The mezzanine provides the sleeping space with storage (less than 1.8m). It offers you a fantastic rental income opportunity as in the past or the option to welcome family or open up the space to link to the main living room of the house to completely transform the space.

Outside, charm is at every glance.

Stroll under the trees and tinker through the different spaces. You will never lack storage for your tools or...