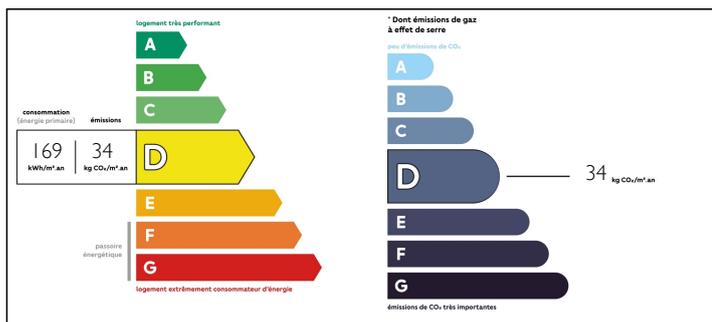


Large, late-19th century 6 bed townhouse with a large, unoverlooked garden and pool. 15 minute walk from town



## ENERGY - DPE



## INFORMATION

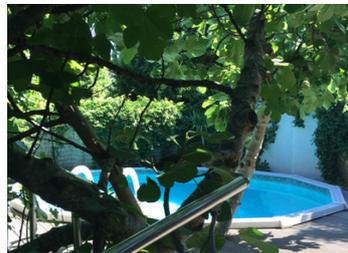
Town:	Toulouse
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	561 m2

## IN BRIEF

One of the loveliest, most typically Toulousan houses in one of the best residential streets in the city. This spacious, light-filled, high-ceilinged home is full of warmth and character. Its unique shape gives it an entirely private courtyard, which serves as living and dining space during the long months of great weather between April and October, lending the whole house a very mediterranean atmosphere. Astonishingly tranquil, the house comprises 6 bedrooms, 3 bathrooms, a small, stylish fitted kitchen, a main living and dining room with a large, sunny balcony, and multiple other rooms. The house is currently divided into a large family apartment on the first floor, a guest studio giving onto the courtyard, and 2 independent apartments downstairs. The large garden with mature trees leads to a secluded swimming pool. The house is a 5 minute walk from local shops and from one of the best schools in...

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

The house offers all sorts of possibilities, from a single large family home (potentially with independent quarters for older children or indeed grandparents), to a family apartment upstairs with rental apartments on the ground floor, to four separate rental apartments or other possibilities. \* Gas central heating\*, swimming pool with its own deck. Some renovation work recommended in the ground floor flats. 1st floor: large living and dining room 430 sq ft, very large bespoke windows and sunny balcony; 86 sq ft fitted kitchen; 3 bedrooms 175 sq ft, 160 sq ft, 75 sq ft; Large, airy, stylish bathroom 86 sq ft; 2nd, separate toilet. Guest apartment with its own kitchenette and shower room and toilet 195 sq ft. Groundfloor flat 1: 646 sq ft. Groundfloor flat 2: 495 sq ft. Garden: 5000 sq ft. Private underground parking space available for rent 70€/ month. This lovely home is close to the heart of Toulouse, a thriving cultural and economic hub in a city steeped in a long and prestigious history, with buildings still in use today that were built in the 11th century. The city was founded on the banks of the majestic Garonne river, still spanned today by the Pont Neuf, built in 16th century. With its beautiful light and characteristic clay brick-built houses and monuments, Toulouse is known throughout France as "la ville rose", the Pink City.

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Information about risks to which this property is exposed is available on...

## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES