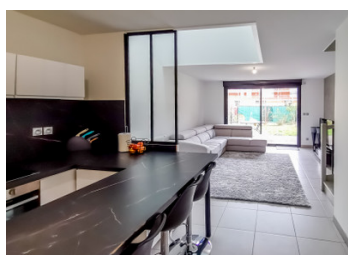


Bright Eco-Friendly Home with Garden, Terrace & Parking, Heart of Cartoucherie Eco-District, Toulouse.



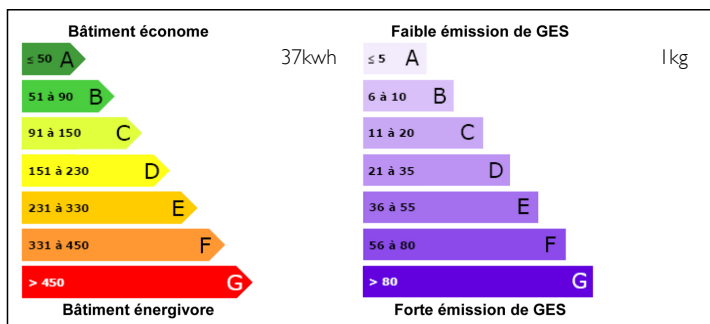
## INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	102 m2
Plot Size:	140 m2

## IN BRIEF

Located in the Cartoucherie eco-district, this bright house benefits from a south-facing exposure and a central skylight, providing natural light throughout the day. It comprises four bedrooms, two bathrooms, a living room with an open kitchen, a veranda, and a private garden of 30m<sup>2</sup> with a wooden terrace. Two parking spaces in a secure underground garage are included. Close to the tramway, this house also offers easy access to numerous amenities such as shops, a supermarket, a gym, and the Zénith, all while being situated in a calm and peaceful environment. A rare find on the Toulouse market, visit without delay.

## 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

Discover this exceptional house, nestled in the heart of the Cartoucherie eco-district in Toulouse, where comfort meets ecological sustainability.

Toulouse's new district heating network, located in the Cartoucherie eco-district, operates exclusively through the heat recovered from household and industrial waste incineration. This ecological solution produces 4,000 MWh of heat, transported to users to heat or cool their buildings. By valorizing waste through heat production, Toulouse reduces its carbon dioxide emissions by several tons each year.

In the Cartoucherie district, this innovative district heating network even allows for switching from heat to cold using absorption technologies. This unique solution in France provides a practical and efficient response to users' heating and cooling needs.

## NOTES

This exceptional house offers an ideal living environment for the whole family. With its 102 m<sup>2</sup> spread over two floors, it offers an optimal layout and functional spaces.

On the ground floor, you will find a spacious and bright living room, open to a modern and fully equipped kitchen. This convivial living space is the heart of the house, perfect for sharing unforgettable moments with family or friends. Large bay windows, as well as a central skylight, flood the space with natural light, creating a warm and welcoming atmosphere.

You can also enjoy the 10m<sup>2</sup> terrace, accessible from the living room, perfect for outdoor dining or relaxing in privacy. The 30m<sup>2</sup> private garden, adjacent to the terrace, is a true haven of peace in the heart of the city, where you can enjoy moments of relaxation in...