

1 580 000 €

**Buying luxury property**

**10 rooms**

**Surface : 366 m²**

**Year of construction : 1850**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : A refresh**

**External condition : Good**

**Features :**

Fireplace, Double Glazing, Laundry room,  
Automatic gate

8 bedrooms

2 showers

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

09/05/2025 - Prix T.T.C



**Luxury property 3331 Toulouse**

In the heart of a sought-after area, this vast 19th century bourgeois residence of more than 350m2 seduces with its cachet, its features, its superb volumes as well as its large garden planted with trees... Symmetrical, crossing and benefiting from all exposures, the circulation is comfortable and the permanent perspectives on the garden and greenery give this property the atmosphere of a country environment, yet so close to the city centre... This beautiful family home is composed on the ground floor of a vast entrance hall leading from all sides to the three living rooms: an exceptional central lounge bathed in light with a rotunda overlooking the garden, a vast dining room ideal for receptions and a large study. The latter rooms are all equipped with fireplaces and sublime old herringbone parquet flooring. Also on this level, an independent kitchen, a beautiful bedroom with shower room and numerous cupboards. On the first floor, the wide corridor leads to the large master bedroom as well as four other bedrooms and two shower rooms. There is also easy access to the attic where there are numerous possibilities for conversion: office, workshop, extra bedroom etc... Outside, a very large garden with trees, quiet, with a rented annex of about 60m2. Parking spaces, basement, a large family house close to all amenities, transport, schools etc. ... To visit without delay, file on request. Rare!

Fees and charges :

1 580 000 € fees included

