

2 110 000 €

**Buying townhouse**

**8 rooms**

**Surface : 240 m²**

**Surface of the land : 200 m²**

**Year of construction : 1860**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Exceptional**

**Features :**

Hamam, Fireplace, Double Glazing,

Laundry room, Automatic gate, Cave à vin

4 bedrooms

1 terrace

1 bathroom

3 showers

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2024 - Prix T.T.C

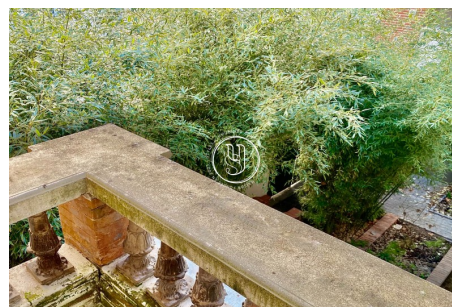


## Townhouse 3062 Toulouse

Confidential in the heart of Toulouse: Elegance and refinement, an exceptional townhouse, a green garden, a unique address... Ideally located, discover this sumptuous property entirely renovated by an architect ... On three main levels, the initial character of the 19th century has been meticulously restored and preserved. On the first floor, the entrance hall leads to a warm double living room with fireplace, a quality open kitchen and an office. The beautiful spiral staircase and its bright and colorful stained glass windows lead you to the upper floors... On the second floor, a superb suite with bathroom and dressing room overlooking the garden, a comfortable bedroom with shower room and nice arched closets as well as an additional room that can be used as a bedroom or office ... On the second floor, a leisure space (games room, gym), two beautiful bedrooms with shower rooms and a laundry room. In the basement - also fitted out with care - a large hammam cabin and a very nice cellar complete the place. Outside, a charming garden with ponds to cool off on hot summer days. The house also benefits from a garage. A comfortable city property, ready to welcome a family in search of a city lifestyle. (Possibility of acquiring in addition an annex of more than 90 m² entirely fitted out and independent...) More than rare!

Fees and charges :

2 110 000 € fees included



STYLES - 10 Place Vendôme - 75001 PARIS

Tél: +33 (0) 952 346 611 - contact@styles.fr

Carte professionnelle n°CPI 7501 2016 000 010 235 - RCS Paris 484 347 232

Code NAF 6831Z - SIRET 484 347 232 000 49

Document non contractuel