



## Maison Dans Quartier Calme Proche Metro



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 364,000

### Posizione

Nazione:	France
Cap:	31100
Pubblicato:	20/01/2025

### Descrizione:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

31100 Toulouse : Sebastien LEQUEU propose maison de caractere et terrain pour investisseur - Maison r+1 de type T4 avec potentiel Un jolie bien d'une surface actuelle de 82m2 environ, avec grand sous-sol + 2 garages situe dans un quartier residentiel, calme et recherche. Cette maison se compose : RDC : entree, grande cuisine equipee de 13,50m2, salon avec parquet et belle cheminee d'epoque, une salle d'eau et wc Demi-niveau : une grande chambre de 13m2 1er etage : 2 chambres l'une de 11,75m2 mansardee, l'autre de 12,90m2+placard equipee d'une clim, on retrouve un espace sous combles de 11m2 pour des rangementsl, possibilite de creer une salle d'eau supplementaire ... GROS + : Garage pour



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un vehicule qui dispose d'alimentation d'eau, celui-ci donne acces un demi sous-sol complet, cet espace utile et exploitable de 38m2 est ideal pour se faire une salle de sport, stockage, sachant qu'il n'y a aucune trace d'humidite. Exterieur: on retrouve une parcelle de 579m2 plutot bien exposee, plate et disposee en longueur, arboree sans reel vis a vis, permettant de positionner une eventuelle piscine, vous disposez d'un second garage separe en milieu de terrain pour un vehicule, ainsi que deux abris de jardin en fond de parcelle Les + : le terrain peut potentiellement se diviser pour une nouvelle construction , (avis aux investisseurs en recherche d'une division parcellaire) avec les acces faciles et reseaux . Maison est en bon etat, clim chaudiere gaz, isolation, double vitrage, electricite aux normes. Le secteur proche de la Clinique Ambroise Pare - acces rocade - commerces ecoles et transports (rue tres calme) en font un atout supplementaire Taxe fonciere de 1196€. A voir rapidement !! Une visite virtuelle Matterport Pro est eventuellement disponible (UNIQUEMENT sur demande telephonique)

The Department of Haute-Garonne, despite its ever growing population, still boasts beautiful scenery of undulating hills and valleys.

The region as a whole is a popular choice for an active holiday and the Haute-Garonne is ideal for mountainous activities including biking and walking and of course skiing during the winter. The department has four ski resorts.

If religious buildings are of some interest then the Haute-Garonne will not disappoint. Sites including the Toulouse basilica, the Saint Bertrand-de-Comminges cathedral and the Saint-Just basilica of Valcabrere are on the door-step.

Gascony plays a big part in the department and dishes are based on goose fat or oil flavoured with garlic, shallots, and spices. Goose and duck farms produce foie gras, which is then sold fresh or made into pate and terrines. Nothing is wasted, and the rest of the bird is made into confits, preserves used to make stew and soups.

Life in the mountain villages and farms of the Pyrenees has remained largely unchanged. Their southern climate means that it can be warm and sunny from as early as February. Roads are good and generally well sign-posted, although snow lies on the higher peaks until May and some of the highest passes may be closed. The climate is a cross between Atlantic Maritime and Mediterranean.

Toulouse is France's fourth biggest city and has a very lively atmosphere with a strong student presence. Stroll around the historic centre, walking alongside the Garonne and the Canal du Midi, or stop in one of the many pavement cafes for a delicious cup of coffee.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.



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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### **Comune**

Dimensione del lotto: 569 mq

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.591.494

