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BALMA CENTRE, CONTEMPORARY HOUSE OF 228 SQM WITH SWIMMING POOL

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SELLING PRICE : 1 250 000 €

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CONTACT : EMILIE BURUGORRI - MOBILE PHONE +33561757065

EMAIL : E.BURUGORRI@BARNES-INTERNATIONAL.COM

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46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Two minutes' walk from the church square, shops and all amenities, in a quiet location, 2021 house with garden, heated swimming pool, jacuzzi, 2-car garage, not overlooked.

The ground floor comprises a 73 sqm living room opening onto the covered terrace, garden and swimming pool, a fully-equipped open-plan kitchen and pantry, two patios, one with a jacuzzi.  
At night, a ground-level master bedroom with shower room and dressing room.

On the 1st floor: 3 bedrooms, 2 of which are separated by a shared bathroom, 1 bedroom with en suite shower room and a 17m<sup>2</sup> utility room.

The intimate gardens to the front and rear of the house are very easy to maintain and blend in harmoniously.

Ideally located in the heart of Balma, this low-energy house (DPE A/A) has ducted air conditioning, double-glazed security windows, electric roller shutters with home automation and an integrated programmable automatic watering system.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	228 m <sup>2</sup>
Land area (m2) :	-	room number :	6	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	A	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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