



LARDENNE - RENOVATED TOULOUSE-STYLE HOUSE WITH SWIMMING POOL



SELLING PRICE : 690 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Situated in the sought-after neighbourhood of Lardenne, in a quiet location close to amenities, this fully renovated character property offers approximately 198 m² of floor space (155 m² of living space) on a wooded and fully fenced plot of over 1,000 m².

The ground floor, featuring contemporary fittings, offers spacious, light-filled rooms. It comprises an open-plan living area with a lounge, dining room and semi-open-plan kitchen, extended by large bay windows opening onto the terrace and garden. A master bedroom suite with a double-basin bathroom and a pantry complete this level. The property features polished concrete flooring and has been renovated to a high standard.

Upstairs, which is air-conditioned, there are three bedrooms with walk-in wardrobes, a separate bathroom, and a spacious attic room that could serve as an office, games room or extra bedroom.

Outside, the landscaped garden features a swimming pool and a covered outdoor kitchen, ideal for entertaining. A garage completes this property.

A property combining old-world charm with contemporary comfort, in a prime location.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	199 m ²
Land area (m2) :	-	room number :	6	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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