

Charming 1970s Home with Full Basement – Easy Access to Toulouse



INFORMATION

Town:	Villematier
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	1566 m2

IN BRIEF

Located in a peaceful environment, just 600 meters from the main road to Toulouse, this traditional 1970s villa is ready for your ideas to unlock its full potential.

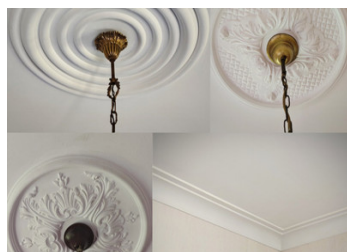
The construction is solid, and the house has been well maintained over the years.

The full basement offers numerous possibilities: parking for several vehicles, a workshop, laundry room, or the creation of additional living spaces.

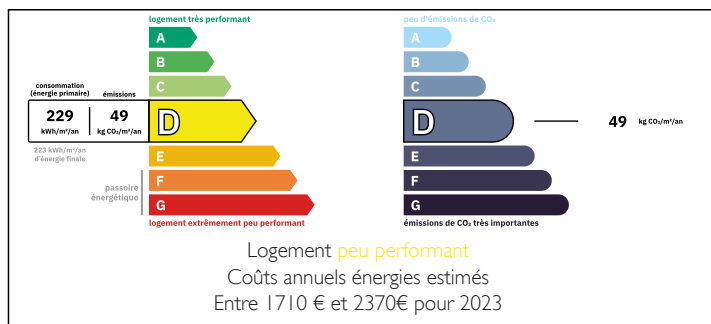
Decor enthusiasts will appreciate the period details – ceiling cornices, decorative rosettes in every room, and the original 1970s tile flooring.

With a bit of creativity, this property can easily become a modern and welcoming home while preserving its original charm.

Outside, you can enjoy a flat, tree-lined plot of 1,566 m², perfect for family gatherings and sunny days.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Layout / Accomodation :

Entrance Hall (3 m²)
Bright Living Room (24.7 m²)
Separate Kitchen (11.8 m²) – with potential to open onto the living room
Hallway with 3 storage closets (3.68 m²)
Bedroom 1 (10 m²)
Bedroom 2 (11.8 m²)
Bedroom 3 (10.7 m²)
Bathroom (4.10 m²)
WC (1.20 m²)
Full Basement with Boiler Room and Laundry Area (95 m²)

Extras:

Only 30 minutes from Toulouse-Blagnac Airport
17 minutes from the A62 motorway toll

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 314 EUR

NOTES