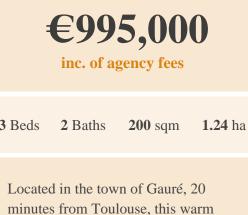


# **Contemporary single storey in the heart of a wooded environment**

Haute-Garonne, Occitanie





minutes from Toulouse, this warm and functional contemporary, built in 2022, reveals natural light over 200sqm of living space. This achievement is distinguished by its...

## At a Glance

Reference	MFH-EAT5511	Near to	Toulouse	<b>Price</b> €995,000
Bed	3	Bath	2	Hab.Space 200 sqm
Land	1.24 ha	Pool	No	Land Tax N/A

#### **Property Description**

Located in the town of Gauré, 20 minutes from Toulouse, this warm and functional contemporary, built in 2022, reveals natural light over 200sqm of living space. This achievement is distinguished by its contemporary architecture with beautiful amenities. Its volumes, its brightness and its minimalist style offer real comfort of living open to its 1.3ha woods and its multiple terraces. The entrance leads to a spacious

living room of 74sqm composed of a living/dining room and an open kitchen combining modernity and conviviality. The living room is bathed in light thanks to its beautiful openings allowing you to take full advantage of its SOUTH/EAST exposure. As an extension, a large master suite open to the outside has a bathroom and dressing room. On the opposite side, two beautiful bedrooms share a bathroom and a toilet. Modern and well thought out, this beautiful contemporary will delight people looking for calm and a life surrounded by nature. Air/water heat pump Swimming pool area Possible extension CarPort compliant micro station Heating and cooling ceiling ENERGY class: B / CLIMATE class: A Estimated average amount of annual energy expenditure for standard use, based on energy for the year 2021 : EUR1040 to EUR1450. Information on the risks to which this property is exposed is available on the Géorisks website

Summary		Key Information	
Property type:	Countryside house	Year Built:	2022
Bedrooms:	3	Internal Area:	200 sqm
Bathrooms	2	Land Area:	1.24 ha
Price	€995,000	Has a Garden	Yes

## **Location: Occitanie**





# Gallery



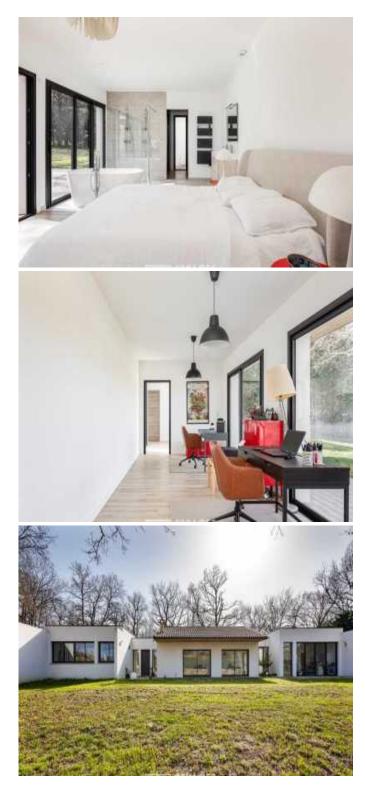














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