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## Contemporary architect-designed villa with swimming pool in ALBI

Tarn , Occitanie

**€649,000**

inc. of agency fees

7 Beds    5 Baths    232 sqm    0.1 ha

Located in ALBI, in a peaceful residential area, this contemporary house offers an avant-garde and original design and implementation that perfectly combines...

### At a Glance

|           |             |         |          |           |          |
|-----------|-------------|---------|----------|-----------|----------|
| Reference | MFH-EAT9371 | Near to | Toulouse | Price     | €649,000 |
| Bed       | 7           | Bath    | 5        | Hab.Space | 232 sqm  |
| Land      | 0.1 ha      | Pool    | Yes      | Land Tax  | N/A      |

### Property Description

Located in ALBI, in a peaceful residential area, this contemporary house offers an avant-garde and original design and implementation that perfectly combines a resolutely modern aesthetic and undeniable energy performance. The entrance opens onto a large living room decorated with an insert for the cozy side and flooded with light thanks to the bay windows allowing access to the terrace. A glass roof in the style of an

artist's studio creates an elegant separation with the fitted and equipped kitchen. It is topped with an ingenious skylight. In the extension is housed an intimate dining room. The night spaces are articulated on either side of the central living space. The west side houses 2 bedrooms each with their own bathroom, as well as a laundry room and a huge storage space. The east side is made up of two sets of 2 bedrooms connected by a communicating bathroom. Finally, the master suite offers a dressing room, a bathroom with shower and bathtub and a bedroom with direct access to the terrace and a view of the swimming pool. The exterior, enclosed and landscaped, offers a comfortable and designer relaxation area like its large concrete terrace with surface pattern and its swimming pool. This family bungalow is the perfect example of modern architecture and housing, both in its design and in its ecological and technological services as well as the comfort of life it provides. Garage and automated gates Underfloor heating by PAC Home automation

**ENERGY CLASS: A / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, based on the average indexed energy prices of 2021, 2022 and 2023: between 700 and 900 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 7        |
| Bathrooms      | 5        |
| Price          | €649,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 2018    |
| Internal Area: | 232 sqm |
| Land Area:     | 0.1 ha  |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Occitanie



## Gallery



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