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## Recent house between character and contemporary volume in Pibrac

Haute-Garonne , Occitanie



**€699,000**

inc. of agency fees

4 Beds      193 sqm      0.11 ha

Located in a dead end, close to the Bouconne forest in Pibrac, this house of approximately 190sqm with swimming pool is impressive. At the end of a path,...

### At a Glance

**Reference** MFH-EATEA2-9369

**Near to** Toulouse

**Price** €699,000

**Bed** 4

**Pool** Yes

**Hab.Space** 193 sqm

**Land** 0.11 ha

**Land Tax** N/A

### Property Description

Located in a dead end, close to the Bouconne forest in Pibrac, this house of approximately 190sqm with swimming pool is impressive. At the end of a path, the architecture is gradually revealed. From the entrance, the volumes are intriguing. The open living room is naturally extended by the independent kitchen. A veranda used as a gym could have a completely different use and extend the living space. The whole overlooks the exteriors without vis-à-vis and a swimming pool finds its ideal place. A first sleeping area is offered on the ground floor with two bedrooms designed as suites with two private bathrooms. The upper floor is dedicated to rest. A large mezzanine overlooks the living room and serves as an office or secondary lounge. Two other bedrooms also benefit from their private bathroom. The exteriors are not left out, the garden is pleasant and overlooks a field. On the ground floor, a large double garage completes the whole / The quality services will delight the most demanding who appreciate comfort and contemporary volumes. Underfloor heating on both levels by heat pump Blagnac airport 17kms away ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR620 and EUR920 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 ? 07 81 90 11 35

### Summary

Property type:	House
Bedrooms:	4
Price	€699,000

### Key Information

Internal Area:	193 sqm
Land Area:	0.11 ha
Swimming Pool?	Yes

### Location: Occitanie



## Gallery









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**S. and L. BROWN**



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