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Single-story villa with swimming pool

Haute-Garonne , Occitanie



€575,000

inc. of agency fees

6 Beds 297 sqm 0.38 ha

Built in 2002 and renovated less than 3 years ago, this single-storey villa offers almost 300 m² of living space, set in 3,800 m² of enclosed, flat, wooded...

At a Glance

Reference MFH-EAT10897

Bed 6

Land 0.38 ha

Near to Toulouse

Pool Yes

Price €575,000

Hab.Space 297 sqm

Land Tax N/A

Property Description

Built in 2002 and renovated less than 3 years ago, this single-storey villa offers almost 300 m² of living space, set in 3,800 m² of enclosed, flat, wooded grounds.

It combines generous volumes with modern comfort thanks to its top-of-the-range, latest-generation equipment (pellet-fired boiler, ducted air conditioning, 20 EH microstation, solar panels) and home automation (electric roller shutters, centralized vacuum system).

Bright spaces, designed for a fluid and convivial indoor-outdoor lifestyle, revolve around a large 80 m² living room with open kitchen and fireplace.

Large windows open onto the terrace and swimming pool, where the heated 16 x 5 pool with diving pit and diving board is an invitation to relax.

The main building offers three bedrooms and a master suite. In 2007, the house was extended by two additional bedrooms, bringing the total number of bedrooms to six, and giving access to a second kitchen.

Epicureans will be delighted to enjoy two large rooms of over 30 m², entirely dedicated to relaxation (bar and spa area with billiard table, fitness equipment, etc.) and, for wine lovers, a temperature-controlled room for storing good bottles.

Outbuildings include a 42 m² double garage with electric gate, equivalent storage space upstairs, a second 20 m² garage with separate entrance, and a double masonry garden outbuilding.

This villa offers a wide range of possible configurations: large family home, intergenerational grouping, main residence coupled with a gîte activity, dual use as living quarters/business premises, etc., depending on your life project.

Shaded dining area, bioclimatic pergola

Swimming pool with diving pit

3-car garage

Temperature-controlled cellar

REVEL : 8 min

CASTRES : 35min

TOULOUSE : 55min

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on average energy prices indexed to 2021, 2022 and 2023: between euros2,960 and euros4,060 per year.

Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	6
Price	€575,000

Key Information

Year Built:	2002
Internal Area:	297 sqm
Land Area:	0.38 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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