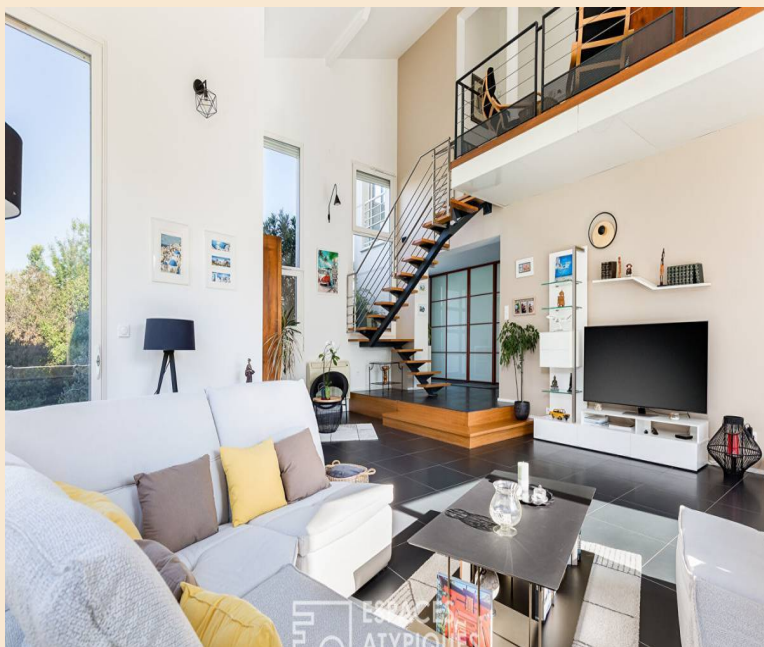


[Click to view MFH-EATEA1-10824](#)

## Family house with garden in Tournefeuille

Haute-Garonne , Occitanie



**€730,000**

inc. of agency fees

4 Beds 3 Baths 192 sqm 0.09 ha

Sheltered from the urban bustle, in the heart of a cul-de-sac and just steps from the Lac de la Ramée de Tournefeuille, this family home with contemporary...

### At a Glance

Reference MFH-EATEA1-10824

Near to Toulouse

Price €730,000

Bed 4

Bath 3

Hab.Space 192 sqm

Land 0.09 ha

Pool No

Land Tax N/A

### Property Description

Sheltered from the urban bustle, in the heart of a cul-de-sac and just steps from the Lac de la Ramée de Tournefeuille, this family home with contemporary lines captivates from the very first moment. Built in 2007, this family home of approximately 190 sqm of living space is distinguished by its contemporary and elegant architecture. From the entrance, the tone is set: the main living space impresses with its generous volume, highlighted by a cathedral ceiling and large bay windows that bathe the room in light throughout the day. It is naturally extended by a contemporary, fully equipped and fitted kitchen. A pantry/laundry room extends this space. On the other side of the ground floor, a bedroom with a shower room and separate toilet complete this level. Upstairs, the staircase leads to a rock garden converted into an office/library while overlooking the living room. A hallway leads to three beautiful bedrooms, including a master bedroom with a private shower room. The other two bedrooms share a sleek bathroom and offer access to a roof terrace. The garden benefits from a sheltered terrace, directly accessible from the living room, and a green setting sheltered from view. This land allows the construction of a swimming pool. Attached garage of approximately 35sqm. Front courtyard for additional parking. Low-energy condensing boiler - installed in 2022. Underfloor heating on the ground floor and upstairs. Reversible air conditioning on the ground floor and upstairs. Immediate proximity to transport, schools, and shops. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR2,160 and EUR2,980 Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€730,000

Key Information

Year Built:	2007
Internal Area:	192 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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