

[Click to view MFH-EATEA1-10858](#)

Elegant contemporary house with swimming pool 15 minutes from Toulouse

Haute-Garonne , Occitanie



€630,000

inc. of agency fees

4 Beds 2 Baths 147 sqm 0.05 ha

In the quiet of a residential street, this contemporary house offers 150 sqm of living space on a 500 sqm plot. Designed to offer a fluid and comfortable...

At a Glance

Reference MFH-EATEA1-10858

Near to Toulouse

Price €630,000

Bed 4

Bath 2

Hab.Space 147 sqm

Land 0.05 ha

Pool Yes

Land Tax N/A

Property Description

In the quiet of a residential street, this contemporary house offers 150 sqm of living space on a 500 sqm plot.

Designed to offer a fluid and comfortable living environment, it has a beautiful open living room, 4 bedrooms upstairs and a swimming pool with a semi-open terrace, all just a 5-minute walk from shops, schools and the metro.

The entrance leads to a 56 sqm living space with clean lines, consisting of a living-dining room and a fully equipped open kitchen. Large bay windows allow natural light to enter every corner, accentuating the feeling of volume. The metal and wood staircase, with its resolutely industrial style, structures the space with elegance and gives a strong aesthetic signature to the whole.

The upper floor accommodates a master suite and 3 other bedrooms, one of which benefits from its private terrace, all bathed in light, designed to offer privacy and tranquility to each member of the household. The layout ensures a clear separation between the living and sleeping areas, ideal for family use. A functional laundry room and a garage complete the amenities on the ground floor.

Outside, the custom-made swimming pool harmoniously blends into the wooded garden, conducive to relaxation and shared moments. A semi-shaded terrace naturally extends the living room, inviting you to enjoy the beautiful days in a green and preserved environment. The enclosed and landscaped grounds offer a beautiful balance between privacy and conviviality.

The location of the house makes daily life easier thanks to the immediate proximity of public transport, schools, and local shops. With its contemporary architecture, its meticulous finishes, and its ideal location in a dynamic but peaceful urban environment, this is an ideal address for lovers of modern comfort looking for an elegant and functional property. Property

subject to the status of the co-ownership of 29 lots concerning the outdoor spaces / annual co-ownership charges: EUR100 Metro (line B), schools and shops 5 minutes on foot - Motorway 2 minutes by car

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,580 and EUR2,190 Information on the risks to which this property is exposed is available on the Géorisques website

Commercial agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

Condominiums of 29 units (No proceedings in progress).

Annual expenses : 100 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€630,000

Key Information

Year Built:	2009
Internal Area:	147 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved