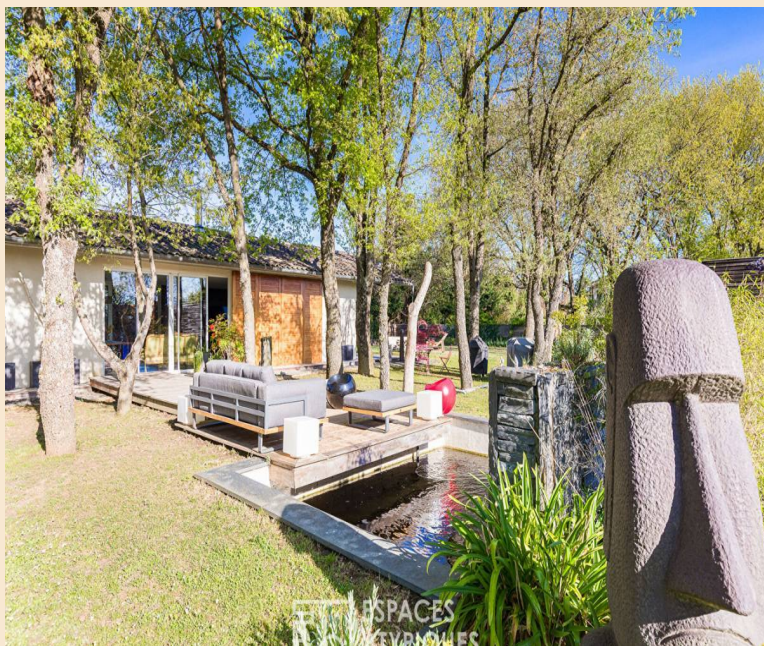


[Click to view MFH-EATEA3-10498](#)

## Architect's house in its oak grove

Haute-Garonne , Occitanie



**€630,000**

inc. of agency fees

3 Beds 1 Baths 208 sqm 0.25 ha

Located 4 minutes from the town center of Saint Lys, this 208sqm architect-designed house enjoys a privileged environment in a quiet and green setting....

### At a Glance

Reference MFH-EATEA3-10498

Near to Toulouse

Price €630,000

Bed 3

Bath 1

Hab.Space 208 sqm

Land 0.25 ha

Pool No

Land Tax N/A

### Property Description

Located 4 minutes from the town center of Saint Lys, this 208sqm architect-designed house enjoys a privileged environment in a quiet and green setting. Its 2500sqm park within an oak grove will delight nature lovers. The plot is landscaped and features a lovely ornamental pond. Entirely on one level, the house is designed for outdoor living. It features large openings in each of the rooms. Equipped with ducted air conditioning and solar panels. The vast 83sqm living room, which opens onto three terraces, is composed of a living-dining area with a pivoting fireplace and an open-plan fitted and equipped kitchen with a pantry of over 12sqm. The sleeping area includes a large master bedroom with its dressing room opening onto a full bathroom (bathtub and shower). A library lounge follows and can also be used as a guest bedroom. Two other equally spacious and independent bedrooms follow and open onto a final terrace. This contemporary development will appeal to lovers of nature and contemporary purity. Energy class: B / Climate class: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices in 2021, 2022 and 2023: between EUR1,345 and EUR1,820. Information on the risks to which this property is exposed is available on the Géorisques website: Sales agent Karine VILLORY - EI - RSAC number 938 744 570 - 06 85 72 59 28

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€630,000

Key Information

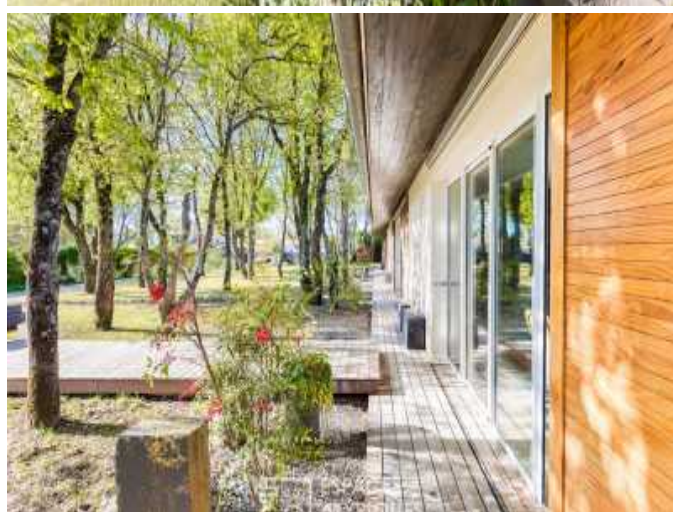
Year Built:	2005
Internal Area:	208 sqm
Land Area:	0.25 ha

Location: Occitanie

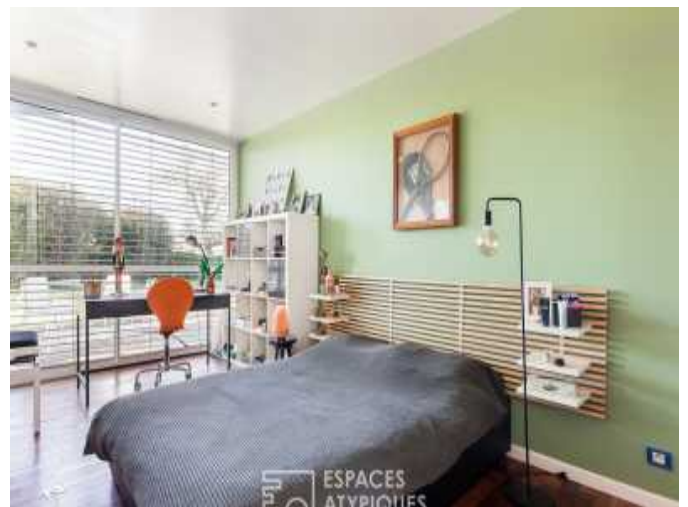




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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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