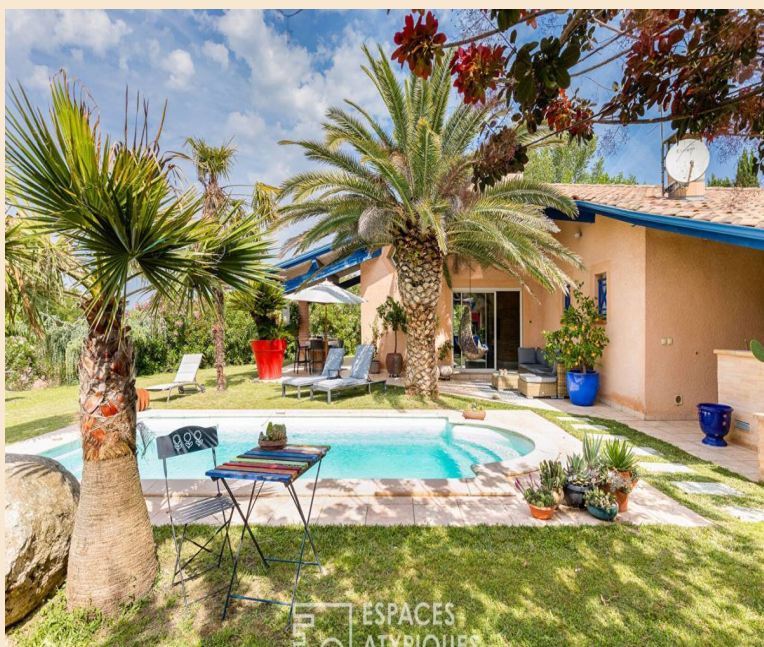


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Green setting with swimming pool in Castelnau D'Estretfonds

Haute-Garonne , Occitanie



€620,000

inc. of agency fees

3 Beds 196.34 sqm 0.2 ha

Located just 25km from
Toulouse, in the sought-after
town of Castenau
d'Estretfonds, this 196sqm
house, built in the early 2000s,
boasts a peaceful living...

At a Glance

Reference MFH-EAT11613

Bed 3

Land 0.2 ha

Near to Toulouse

Pool Yes

Price €620,000

Hab.Space 196.34 sqm

Land Tax N/A

Property Description

Located just 25km from Toulouse, in the sought-after town of Castenau d'Estretfonds, this 196sqm house, built in the early 2000s, boasts a peaceful living environment, beautiful natural light, and a resolutely outdoor lifestyle. Developed largely on one level, the house is organized around a vast 81sqm living room bathed in light, punctuated by high ceilings and a large open fireplace. The fully open kitchen, extended by a utility room, contributes to this omnipresent conviviality. Large openings invite relaxation and create a subtle dialogue between indoors and outdoors, with direct access to the numerous terraces and the garden. The sleeping area consists of two bedrooms with storage, which share a bathroom. A master suite has its own bathroom with toilet. A large 35sqm mezzanine overlooks the living room and can accommodate an office, a relaxation area, or an extra bedroom, depending on your needs. Outside, the atmosphere is that of a vacation home. Several terraces, some covered, others open, allow you to enjoy beautiful exposure at any time of the day. The swimming pool and the manicured garden invite you to relax, while a perfectly designed wellness area completes the ensemble: healthy with a light therapy shower, a jacuzzi sheltered under a bioclimatic pergola. A 27sqm garage with a laundry room completes this property. Located in a quiet environment, the house benefits from a view of the plain of northern Toulouse. A warm and peaceful living space, where everything has been designed for daily comfort, serenity, and well-being. Underfloor heating - Air/Water heat pump Reversible air conditioning - Air/Air South exposure Jacuzzi 2.23 x 2.23 Sauna 1.50 x 1.50 ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,582 and EUR2,140. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59

Summary

Property type:	House
Bedrooms:	3
Price	€620,000

Key Information

Year Built:	2001
Internal Area:	196.34 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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