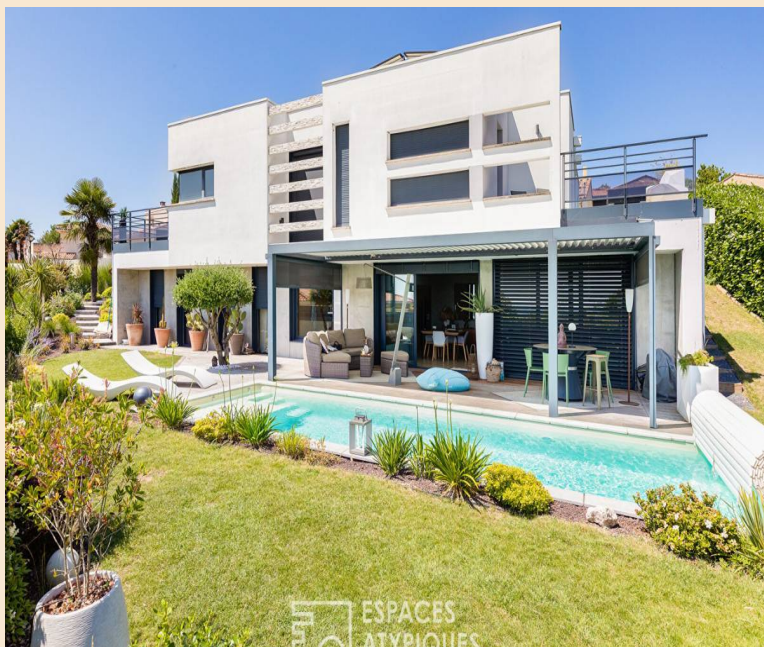


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## Contemporary with Pyrenees view in Castelnau-d'Estrétefonds

Haute-Garonne , Occitanie



**€745,000**

inc. of agency fees

4 Beds   2 Baths   205 sqm   0.08 ha

Just 20 minutes from Toulouse, in the commune of Castelnau-d'Estrétefonds, this contemporary villa offers around 200 m<sup>2</sup> of living space, set in 800 m<sup>2</sup>...

### At a Glance

Reference MFH-EAT11712

Bed 4

Land 0.08 ha

Near to Toulouse

Bath 2

Pool Yes

Price €745,000

Hab.Space 205 sqm

Land Tax N/A

### Property Description

Just 20 minutes from Toulouse, in the commune of Castelnau-d'Estrétefonds, this contemporary villa offers around 200 m<sup>2</sup> of living space, set in 800 m<sup>2</sup> of landscaped grounds. This exceptional property boasts top-of-the-range amenities, a heated swimming pool, a double garage and a host of technological features.

The entrance hall harmoniously distributes the house's various spaces.

The staircase leads to the main living area, featuring a vast living room and a fully fitted and equipped open kitchen.

Long bay windows open onto the outside, flooding the space with light and creating a seamless continuity between interior and exterior.

The home is equipped with home automation and modern amenities.

A hallway leads to a first night space comprising two spacious bedrooms, a bright bathroom and a separate toilet.

A laundry area and practical storage room adjoining the garage cleverly complete this level.

An extension of the entrance hall leads to the master suite. A true cocoon with generous volumes, featuring a custom-made dressing room, private shower room and direct access to a suspended terrace with unobstructed views of the Pyrenees.

An open but subtly secluded office space completes this level, offering an ideal setting for telecommuting. This room can also be used as a spare bedroom.

The exteriors are not to be outdone.

The exotic wood terrace is equipped with a bioclimatic pergola, creating the perfect space for relaxation in any season. It overlooks a heated swimming pool. The meticulously tended landscaped garden lends the property a peaceful, verdant atmosphere.

At the front, a 50 m<sup>2</sup> double garage with motorized door and outdoor parking space complete

the features, making it easy to accommodate several vehicles.

Heated and cooled floors,

Reversible air conditioning,

Alarm system with video surveillance and smoke detector,

18 solar panels 9kw,

A62 freeway and SNCF train station 5 minutes away.

ENERGY CLASS: A / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for 2021, 2022 and 2023: between euros1,036 and euros1,401.

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

Sales agent: Mathieu MAUPEU - EI - RSAC number 911 000 347

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€745,000

Key Information

Year Built:	2015
Internal Area:	205 sqm
Land Area:	0.08 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

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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**



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