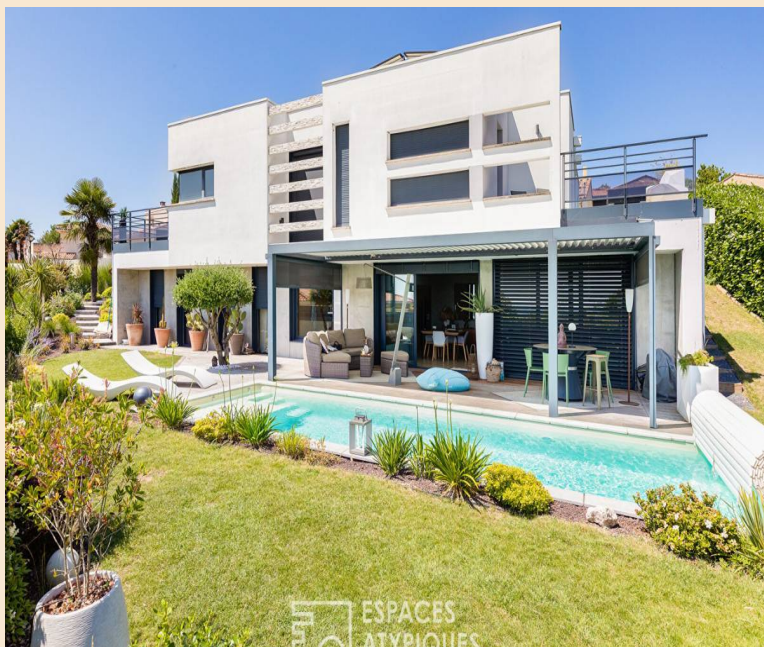


[Click to view MFH-EAT11712](#)

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 m² of living space, set in 800 m²...

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 m² of living space, set in 800 m² 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 m² 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



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