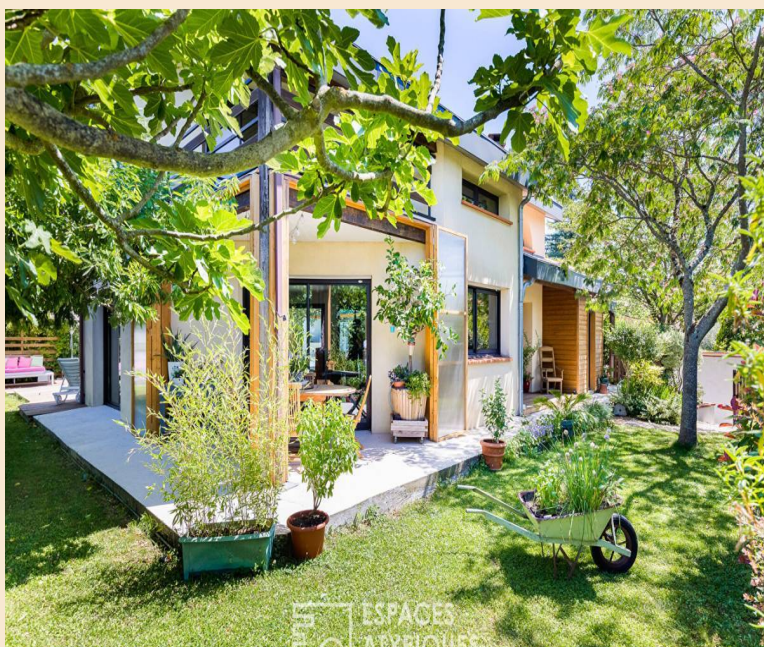


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Bioclimatic architect-designed house in Castelmaurou

Haute-Garonne , Occitanie



€585,000

inc. of agency fees

5 Beds 3 Baths 185 sqm 0.08 ha

Located a few kilometers from Toulouse, this 220 sqm bioclimatic architect-designed house (185 sqm living space) sits on a wooded 800 sqm plot. Spacious...

At a Glance

Reference MFH-EAT11636

Bed 5

Land 0.08 ha

Near to Toulouse

Bath 3

Pool Yes

Price €585,000

Hab.Space 185 sqm

Land Tax N/A

Property Description

Located a few kilometers from Toulouse, this 220 sqm bioclimatic architect-designed house (185 sqm living space) sits on a wooded 800 sqm plot. Spacious and scalable, it combines contemporary elegance, sustainable design, and quality of life. The interior is centered around a vast 65 sqm living room bathed in light by generous bay windows. The living space, composed of a lounge, dining room, and open kitchen, blends seamlessly into the exterior. On the night side, 3 bedrooms on the ground floor, each with a shower room, meet the needs of family life. The upper floor accommodates two additional bedrooms with balconies, as well as a bathroom. The ground floor also offers a 12 sqm office extended by a 20 sqm mezzanine (sloping ceiling), ideal for a workspace. The landscaped garden features a swimming pool bordered by a wooden deck, shaded areas, a relaxation area, and an orchard. The fully fenced grounds guarantee privacy and security. Designed according to the principles of bioclimatic architecture, the house uses ecological and high-performance materials. Sustainable amenities: geothermal underfloor heating, photovoltaic panels, solar water heater. Laundry room, garage, workshop, and cellar complete the property. 12km from Toulouse. 2km from Rouffiac. Transport - line 68 for train and metro access. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis BEILLARD - EI - RSAC number 849 902 267- 06 71 39 13 83

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€585,000

Key Information

Year Built:	2005
Internal Area:	185 sqm
Land Area:	0.08 ha
Property Features:	
• Balcony: 2	
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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