

[Click to view MFH-EAT11322](#)

Contemporary house with swimming pool in Saint-Lys

Haute-Garonne , Occitanie



€815,000

inc. of agency fees

4 Beds 1 Baths 194.9 sqm 0.15 ha

Just a few minutes from Toulouse and the amenities of the center of Saint-Lys, this contemporary architect-designed house of approximately 195 sqm seduces...

At a Glance

Reference MFH-EAT11322

Bed 4

Land 0.15 ha

Near to Toulouse

Bath 1

Pool Yes

Price €815,000

Hab.Space 194.9 sqm

Land Tax N/A

Property Description

Just a few minutes from Toulouse and the amenities of the center of Saint-Lys, this contemporary architect-designed house of approximately 195 sqm seduces with its clean lines and the comfort it offers.

This 2023 construction offers an ideal layout to preserve everyone's privacy while promoting moments of sharing. From the entrance, this contemporary property reveals a refined ambiance, bathed in light thanks to a ceiling height reaching over 5 meters. The spacious and warm main living area accommodates a welcoming lounge and a fully equipped semi-open kitchen. This central living space opens directly onto the exterior, providing a natural continuity with the terrace and the swimming pool. The ground floor also consists of an elegant master suite, decorated with a private bathroom and a custom-made dressing room. A children's bedroom completes this level, ensuring optimal daily living comfort.

Upstairs, a second living room, a truly luminous cocoon, invites relaxation or family time. It provides access to a large terrace overlooking the garden, creating an additional outdoor space to be enjoyed all year round. Two other bedrooms share this level: one has its own terrace, the other is located near a contemporary bathroom.

The landscaped garden, carefully planted, is built around the salt-water pool, heated for optimal comfort whatever the season. A true extension of the house, the spacious terrace can accommodate family and friends for outdoor meals or relaxing moments by the water. A summer lounge completes this beautiful outdoor space, perfect for enjoying long summer evenings in complete privacy.

This rare living environment, blending modernity and nature, gives this property a certain charm and an exceptional quality of life. With its resolutely contemporary architecture, impressive volumes, high-end amenities, and bright living spaces, this house seduces with its atypical character.

The noble and rare materials, the careful finishes, as well as the fluid organization of the spaces make it a unique opportunity on the real estate market of the region. Nestled away from prying eyes, this house benefits from a calm and green environment. Ideally located in Saint-Lys, in the immediate vicinity of shops, schools and access to Toulouse, this house is a true haven of peace, designed for a comfortable family life.

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022, 2023: between EUR1070 and EUR1500.

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

Commercial agent: Vivien Buzenac - EI - RSAC number 842 160 392 - 06 10 93 93 06

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€815,000

Key Information

Year Built:	2023
Internal Area:	194.9 sqm
Land Area:	0.15 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

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