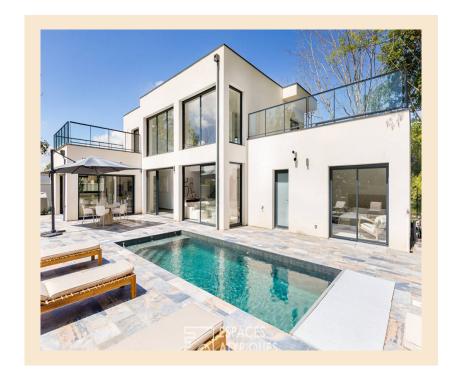
Click to view MFH-EAT11322

# 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 architectdesigned house of
approximately 195 sqm
seduces...

#### At a Glance

**Reference** MFH-EAT11322 **Near to** Toulouse

Bed 4 Bath

Land 0.15 ha Pool Yes

**Price** €815,000

Hab.Space 194.9 sqm

Land Tax N/A

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

































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C. BAUER - Sunday Times

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#### S. and L. BROWN



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