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## Beautiful villa with swimming pool on the heights of RABASTENS

Tarn , Occitanie



€629,900

inc. of agency fees

5 Beds 4 Baths 218.86 sqm 0.6 ha

Located on the heights of Rabastens, this 1970s family villa, redesigned in 2000, sits on a plot of over 6,000 sqm, offering independence and privacy....

### At a Glance

**Reference** MFH-EAT11677

**Bed** 5

**Land** 0.6 ha

**Near to** Toulouse

**Bath** 4

**Pool** Yes

**Price** €629,900

**Hab.Space** 218.86 sqm

**Land Tax** N/A

### Property Description

Located on the heights of Rabastens, this 1970s family villa, redesigned in 2000, sits on a plot of over 6,000 sqm, offering independence and privacy. Arranged over several levels, its generous volumes are expertly divided between living and sleeping areas. Its fluid layout has been designed to facilitate daily life and offer optimal comfort. The entrance leads to a vast living room bathed in light thanks to large openings that extend the volumes onto a panoramic terrace offering an unobstructed 180° view. The open-plan kitchen with dining area blends harmoniously into this ensemble. A pantry and laundry room adjoin it, enhancing its practicality. A second, more intimate living room is centered around an open fireplace. This level also houses four bedrooms, two of which have their own bathroom. The other two share a bathroom with a bathtub and shower. Upstairs, a fifth bedroom with shower room completes the set. The basement offers a summer kitchen and significant storage areas. Outside, the lush vegetation envelops the house in a green setting, offering peace and privacy. The perfectly exposed pool decks invite you to relax. Dual access facilitates circulation, while a double motorized garage meets parking needs. Electric underfloor heating and reversible air conditioning Recent carpentry Double motorized garage ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed for the years 2021, 2022 and 2023: between 2,490 and 3,420 euros Information on the risks to which this property is exposed is available on the Géorisques website:

(5.26 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€629,900

Key Information

Year Built:	1974
Internal Area:	218.86 sqm
Land Area:	0.6 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery







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**S. and L. BROWN**



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