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Elegant architect-designed house in a wooded park

Haute-Garonne , Occitanie



€649,000

inc. of agency fees

3 Beds 2 Baths 230 sqm 0.5 ha

Architect-designed house of 230sqm nestled in the heart of a sought-after residential area of Muret, Brioude sector. Located on a wooded and landscaped...

At a Glance

Reference MFH-EAT11883

Bed 3

Land 0.5 ha

Near to Toulouse

Bath 2

Pool Yes

Price €649,000

Hab.Space 230 sqm

Land Tax N/A

Property Description

Architect-designed house of 230sqm nestled in the heart of a sought-after residential area of Muret, Brioude sector. Located on a wooded and landscaped plot of 5000sqm, this property stands out for its generous volumes, its brightness and the quality of its fittings. The entrance opens onto a central patio, distributing a fitted kitchen with dining area, a large living room with fireplace, a lounge, an office, a laundry room and bathrooms. Upstairs, a beautiful rock garden leads to a 30sqm master suite, two other bedrooms, one with a balcony, a bathroom and a dressing room. A full basement accommodates a double garage equipped with an electrical terminal, a cellar and a boiler room. Outside, a 40sqm pool house area with barbecue extends a 12x6 swimming pool, sheltered from view. The whole is in excellent condition, benefiting from a new boiler and a recently cleaned roof. A rare property in a peaceful setting, close to sports amenities. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average annual energy expenditure for standard use, based on energy prices for 2021, 2022, 2023: between EUR2,690 and EUR3,740. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent Gabrielle CRESSOT -EI - RSAC number 909 375 909 - 07 81 55 74 98

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€649,000

Key Information

Internal Area: 230 sqm

Land Area: 0.5 ha

Property Features:

- Balcony: 2

Has a Garden Yes

Swimming Pool? Yes

Location: Occitanie



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S. and L. BROWN



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