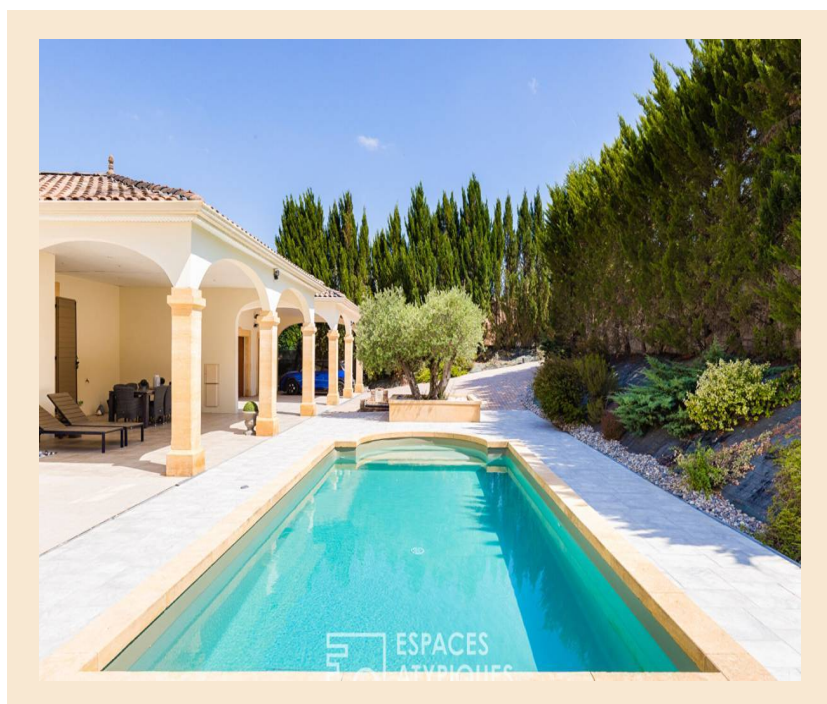


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Architect-designed villa, not overlooked, 25 minutes from Toulouse

Haute-Garonne , Occitanie



€890,000

inc. of agency fees

5 Beds 3 Baths 375 sqm 0.27 ha

Located in Labastide-Saint-Sernin, this architect-designed villa, built in 2008, offers 375 sqm of living space on a wooded plot of approximately 2600...

At a Glance

Reference MFH-EAT12083

Bed 5

Land 0.27 ha

Near to Toulouse

Bath 3

Pool Yes

Price €890,000

Hab.Space 375 sqm

Land Tax N/A

Property Description

Located in Labastide-Saint-Sernin, this architect-designed villa, built in 2008, offers 375 sqm of living space on a wooded plot of approximately 2600 sqm, with no overlooking views.

This exceptional property, enhanced by a salt-water swimming pool and several terraces, is distinguished by its generous volumes and unique architecture, inviting you to truly fall in love with it.

Upon entering, the villa reveals a spectacular living room of over 150 sqm, enhanced by a 3-meter ceiling height, Turkish travertine flooring, a Dordogne stone fireplace, and a central Jerusalem marble staircase.

This living space is naturally organized into several atmospheres: living room, dining room, reading corner, and billiard area, allowing for easy projection into this elegant living environment. The fully equipped kitchen, with a surface area of over 25 sqm, extends into an adjoining pantry. The ground floor also houses an exceptional master suite of approximately 75 sqm, including a 40 sqm bedroom, a separate 10 sqm dressing room, and a 25 sqm bathroom with a 5-person spa and walk-in shower. A gym, a separate toilet, and plenty of storage space complete this level. The upper floor leads to four large bedrooms and a 14 sqm bathroom with a bathtub and shower. Upstairs, four bright bedrooms and a large bathroom allow for harmonious family life. The carefully landscaped garden offers a 9x4 flat-bottomed salt-water swimming pool, ideal for relaxation. The villa benefits from a vast covered terrace of over 50 sqm, extended by a second uncovered terrace, perfect for entertaining and enjoying the sunny days.

Thermal comfort is ensured by underfloor heating via an air/water heat pump on the ground floor and reversible air conditioning upstairs. Its excellent energy rating confirms its optimization. A well, an automatic watering system, a motorized gate and an electric garage door enhance the outdoor amenities. This property is located in a peaceful residential environment, close to local amenities, offering a privileged living environment.

This architect-designed villa, with its unique features and high-end services, represents a rare

opportunity on the real estate market. Shops and schools 5 minutes, Blagnac Airport 25 minutes, Highway 12 minutes Energy class: B / CLIMATE CLASS: A

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€890,000

Key Information

Year Built:	2008
Internal Area:	375 sqm
Land Area:	0.27 ha
Property Features:	
• Balcony: 1	
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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