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## Elegant architect-designed house in a wooded park

Haute-Garonne , Occitanie



€600,000

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-EATEA1-11883 | Near to | Toulouse | Price     | €600,000 |
| Bed       | 3                | Bath    | 2        | Hab.Space | 230 sqm  |
| Land      | 0.5 ha           | Pool    | Yes      | 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          | €600,000 |

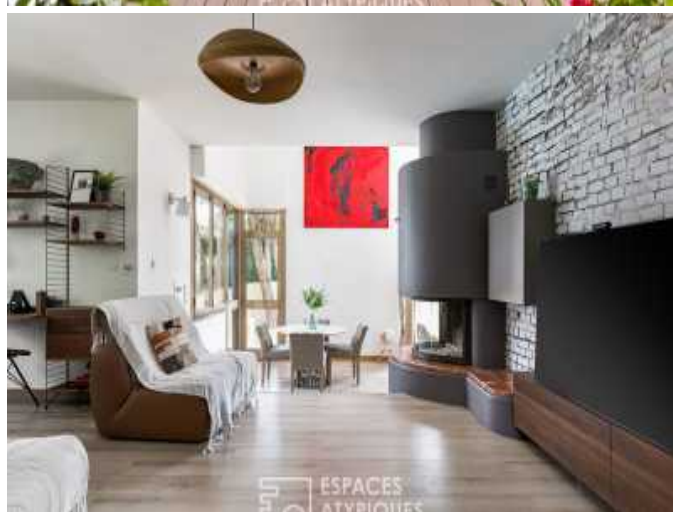
Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 230 sqm |
| Land Area:         | 0.5 ha  |
| Property Features: |         |
| • Balcony: 2       |         |
| Has a Garden       | Yes     |
| Swimming Pool?     | Yes     |

Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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