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## Architect-designed house with swimming pool in Pibrac

Haute-Garonne , Occitanie



**€790,000**

inc. of agency fees

5 Beds   2 Baths   204 sqm   0.12 ha

Located in the popular town of Pibrac, on the outskirts of Toulouse, this family home offers 204sqm in the heart of nature. Built on land of approximately 1200sqm, the house is in direct proximity to...

### At a Glance

<b>Reference</b>	MFH-EAT5954	<b>Near to</b>	Toulouse	<b>Price</b>	€790,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	204 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the popular town of Pibrac, on the outskirts of Toulouse, this family home offers 204sqm in the heart of nature. Built on land of approximately 1200sqm, the house is in direct proximity to the international high school and shops. From the entrance, the volumes impress and light invades the house. The large living room, with high ceilings and iron fireplace, is the real beating heart of the villa. Its numerous bay windows,

its skylight and its 78sqm of space offer a relaxing perspective on the garden. A kitchen open to this room leaves room for culinary creativity. An office is attached. Night side, 4 bedrooms with bathroom, Balneo bath. On the other side of the house, a quiet master suite with dressing room and bathroom, direct access to the salt pool. Finally, in the basement, a large garage of 85sqm with a workshop, a boiler room, a laundry room, a cellar, several storage spaces. Alarm system, automatic watering, exceptional location along the river and close to the Bouconne forest. This villa, built by an architect, is the ideal place to live in the heart of a peaceful garden and an environment suitable for families. Toulouse - Blagnac Airport: 15km. La Salle College: 1km. Victor Hugo High School: 1.8km. Bouconne Forest: 8km. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,780 and EUR2,470. Information on the risks to which this property is exposed is available on the G orisks website

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€790,000

## Key Information

Year Built:	1998
Internal Area:	204 sqm
Land Area:	0.12 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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