

House with swimming pool in Lévignac and outbuilding

Haute-Garonne , Occitanie



€549,000

inc. of agency fees

4 Beds 1 Baths 175 sqm 0.21 ha

Located Lévignac, this warm family home offers approximately 175sqm of living space in the heart of a green garden in a quiet environment. Past the door, a spacious entrance leads to the different spaces....

At a Glance

Reference	MFH-EAT6592	Near to	Toulouse	Price	€549,000
Bed	4	Bath	1	Hab.Space	175 sqm
Land	0.21 ha	Pool	Yes	Land Tax	N/A

Property Description

Located Lévignac, this warm family home offers approximately 175sqm of living space in the heart of a green garden in a quiet environment. Past the door, a spacious entrance leads to the different spaces. As for the living space, a room of more than 50sqm with an impressive ceiling height which is divided into several spaces. A living room with fireplace, the bright dining room extended by an open and equipped kitchen invite

conviviality. The numerous bay windows allow you to enjoy the outdoors in the summer season. The terrace is surrounded by greenery. A large mezzanine opening onto the living spaces offers a wide range of possibilities: office, games room, television room, etc. It is accompanied by a bathroom. On the night side, 3 bedrooms on a half level with a bathroom take place. The basement is not left out, a laundry room, wine cellar and a garage complete everything. The exterior is not left out, a pleasant terrace runs alongside the house. A south-facing swimming pool with counter-current swimming is surrounded by trees. Facing the swimming pool, an outbuilding of around 20sqm all in wood, with bedroom and bathroom could accommodate friends or family. This family home is the ideal place to live. Plot of 2110sqm. Photovoltaic panels for self-consumption Schools, shops and transport nearby. Toulouse Blagnac Airport 20km away. ENERGY class: C / CLIMATE class: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,770 and EUR2,394. Information on the risks to which this property is exposed is available on the G orisks website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

Key Information

Year Built:	1990
Internal Area:	175 sqm
Land Area:	0.21 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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