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## Architect's house in Quint-Fonsegrives

Haute-Garonne , Occitanie



€890,000

inc. of agency fees

6 Beds 3 Baths 306.89 sqm 0.13 ha

At the end of a peaceful cul-de-sac, this elegant architect-designed residence from the 1980s extends over a large plot of 1300m2, offering an attractive setting focused on nature. With its 234m2 of living...

### At a Glance

<b>Reference</b>	MFH-EAT6347	<b>Near to</b>	Toulouse	<b>Price</b>	€890,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	306.89 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At the end of a peaceful cul-de-sac, this elegant architect-designed residence from the 1980s extends over a large plot of 1300m2, offering an attractive setting focused on nature. With its 234m2 of living space, this unique property combines space, brightness and functionality. As soon as you enter, you will be seduced by the welcoming atmosphere that reigns in this house. The vast living room, bathed in natural light thanks to its large bay windows, invites you to relax and socialize. A warm insert adds a touch of charm, while the spacious equipped kitchen, accompanied by a practical scullery, is ideal for moments of sharing with family.

The ground floor also houses a master bedroom overlooking the garden, equipped with its own bathroom, as well as a windowed office and a large laundry room of 22m<sup>2</sup>, offering optimal living comfort. Upstairs, the master suite with its dressing room and private bathroom offers an intimate relaxation space. A television or games room as well as three other bedrooms sharing a bathroom complete this space dedicated to rest. The basement, with an area of 73m<sup>2</sup>, offers a versatile space which can be fitted out according to your needs and desires. Practical and functional, a double garage and a carport are at your disposal to house your vehicles. The exteriors have been carefully landscaped, offering a multitude of green spaces, flower beds and fruit trees, thus creating a true green setting where it is good to recharge your batteries. This property is ideally located close to the center of Quint-Fonsegrives, providing easy access to amenities, local shops, the local market and public transport. Perfect for a family looking for tranquility without giving up proximity to the essential services of daily life. ENERGY class: D / CLIMATE class: D Estimated average amount of annual energy expenditure for standard use, based on energy for the year 2021: EUR3,140 to EUR4,300. Information on the risks to which this property is exposed is available on the G  orisks website

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€890,000

## Key Information

Internal Area:	306.89 sqm
Land Area:	0.13 ha

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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