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Contemporary house with swimming pool in Saint Simon

Haute-Garonne , Occitanie



€640,000

inc. of agency fees

4 Beds 2 Baths 138 sqm 0.05 ha

This beautiful contemporary house of 138sqm is located in a quiet area in the heart of the peaceful and residential district of Saint-Simon in Toulouse, close to all shops. Open to the outside through...

At a Glance

Reference	MFH-EAT7137	Near to	Toulouse	Price	€640,000
Bed	4	Bath	2	Hab.Space	138 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

This beautiful contemporary house of 138sqm is located in a quiet area in the heart of the peaceful and residential district of Saint-Simon in Toulouse, close to all shops.

Open to the outside through large full-height bay windows, the living room is bathed in light and offers a

living space that invites you to relax. The multiple openings to the outside seem to extend the living room onto the beautiful furnished terrace which surrounds the swimming pool, combining wood and palm trees. The equipped kitchen and semi-open to the living room refines this first volume. On the same level, a comfortable master suite totaling 22 m² offers a fitted dressing area and its private bathroom. An additional bedroom or office area completes this level.

The upper floor is served by a staircase articulated around an elevator with entirely glass walls which seems to blend into the whole. The upper level is composed of an office or library space on the mezzanine, as well as two beautiful bedrooms which share a bathroom. Its privileged location, its resolutely contemporary architecture and its landscaped garden make it a rare and ideal property.

Close to all shops and schools. Elevator and garage.

ENERGY CLASS: A / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR780 and EUR1100 information on the risks to which this property is exposed is available on the Géorisques website

Commercial agent: Yvan Collante - EI - RSAC number 832 242 358

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€640,000

Key Information

Year Built:	2013
Internal Area:	138 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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