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## House for sale in Haute-Garonne

Bessières , Haute-Garonne , Occitanie



# €990,000

inc. of agency fees

5 Beds      381 sqm      0.95 ha

Located 30 mins north-east of Toulouse is this superb contemporary villa offering 381m<sup>2</sup> of living space, bathed in natural light,...

### At a Glance

<b>Reference</b>	MFH-ADF1626323	<b>Near to</b>	Bessières	<b>Price</b>	€990,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	381 sqm
<b>Land</b>	0.95 ha			<b>Land Tax</b>	N/A

### Property Description

Located 30 mins north-east of Toulouse is this superb contemporary villa offering 381m<sup>2</sup> of living space, bathed in natural light, comprising a spacious living room, grand sitting room, five bedrooms, five washrooms, an indoor pool, jacuzzi, wine cellar and garage with over 9500m<sup>2</sup> of land with flowers and trees, a pétanque court, terrace and pergola.

Nestled amongst the woods and greenery, you will not be able to resist the charm this contemporary villa

radiates. The natural light bathing the rooms, volumes, bucolic grounds and tasteful interior design using quality materials will appeal to you.

On entering the house you will discover a 15m<sup>2</sup> passageway serving the left wing and two bedrooms (each 12m<sup>2</sup>) with central, 6m<sup>2</sup> washroom, a third bedroom (12m<sup>2</sup>) with private 3m<sup>2</sup> washroom and an independent toilet which completes this section.

To the right of the entrance and downstairs is a splendid wine cellar for storing your best bottles to be shared with friends and family when aged.

Continuing on is the spacious, 48m<sup>2</sup> living area, bathed in natural light, with kitchen and dining area, perfect for entertaining and with access to the terrace and pergola.

A sublime, 40m<sup>2</sup> sitting room has vaulted ceiling, a fireplace and generous patio doors opening to a lovely view of the surrounding countryside and woods, a view which will not leave you indifferent.

The west wing has a 13m<sup>2</sup> master bedroom with 6m<sup>2</sup> washroom and 7m<sup>2</sup> walk-in wardrobe.

A modern staircase leads up to a grand mezzanine consisting of two connecting rooms (37m<sup>2</sup> & 41m<sup>2</sup>) and a 7.5m<sup>2</sup> washroom with toilet. With over 80m<sup>2</sup> of space, there is numerous possibilities for usage.

One of the main selling points of this prestigious villa is the exceptional, 80m<sup>2</sup> spa, accessible from the living area and master bedroom suite, including a 7x5m heated pool, jacuzzi and exercise area. A shower with toilet completes the inside spaces.

Outside, you will have over 9500m<sup>2</sup> of land with woods, a garage and carport, a pétanque court and a pergola open to the woods. Several areas designed for relaxing and enjoying the peace and quiet without neighbours are present.

This rare property is a haven of tranquility and offers a unique, isolated life yet close to commerce and services. One for your shortlist.

Construction is traditional, the roof is covered in tile. A heat pump system supplies underfloor heating, air conditioning and heats the pool. There is also a fireplace. A heat pump with thermodynamic system supplies hot water. Windows are aluminium framed and double glazed with automated shutters. The house has a centralised air extraction system. There is an automated watering system. The property is served by an individual sewage system. The house has an interior alarm. There is an automated gateway. There is parking for several vehicles.

You will be 30 mins north-east of Toulouse and airport, 2h from the Mediterranean Sea and the Atlantic Ocean.

## Summary

Property type:	House
Bedrooms:	5
Price	€990,000

## Key Information

Internal Area:	381 sqm
Land Area:	0.95 ha

## Location: Occitanie



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**C. BAUER – Sunday Times**

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