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## Contemporary with swimming pool in Pibrac

Haute-Garonne , Occitanie



# €645,000

inc. of agency fees

5 Beds      163 sqm      0.07 ha

Located in a dead end out of sight in Pibrac, this contemporary built with an ecological conscience takes place on a plot of 700sqm et offers a surface area of 163sqm. Upon arrival, the architecture calls...

### At a Glance

<b>Reference</b>	MFH-EATEA1-5825	<b>Near to</b>	Toulouse	<b>Price</b>	€645,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	163 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a dead end out of sight in Pibrac, this contemporary built with an ecological conscience takes place on a plot of 700sqm et offers a surface area of 163sqm. Upon arrival, the architecture calls out. After the entrance, the light is master and the volumes are interesting. A 55sqm living room is completed by the terrace in the summer season, with a view of the garden and the swimming pool. A comfortable master suite takes place on the ground floor. A large laundry room, which can be transformed into a bedroom or office, connects with the spacious garage. The first floor is dedicated to rest, 4 beautiful bedrooms, most of which

overlook the upstairs terrace. Electric blinds, mosquito nets, PVC methacrylate joinery, videophone, electric gate, integrated watering, well, solid oak parquet flooring, Cumulus/vmc T-FLOW Aldes, Oyster technology pellet stove, Siberian Larch cladding without any maintenance. A haven of peace close to everything, with services that meet the most demanding standards. Pedestrian path leading directly to the Bouconne forest. Blagnac Airport - 17km. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR620 and EUR920 Information on the risks to which this property is exposed are available on the G orisks website

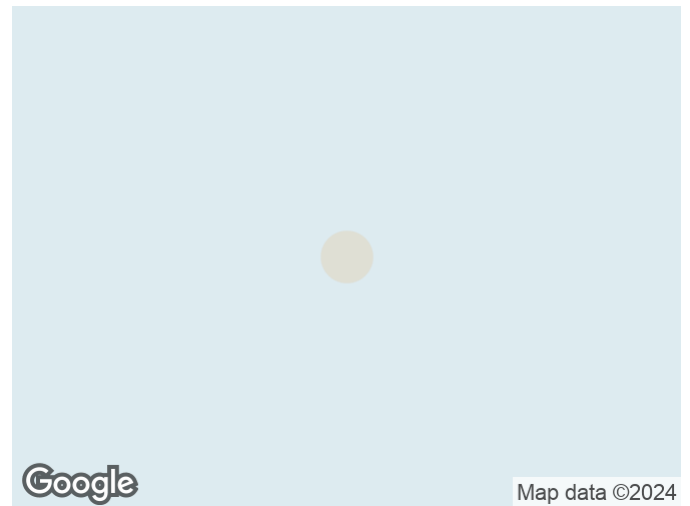
## Summary

Property type:	House
Bedrooms:	5
Price	€645,000

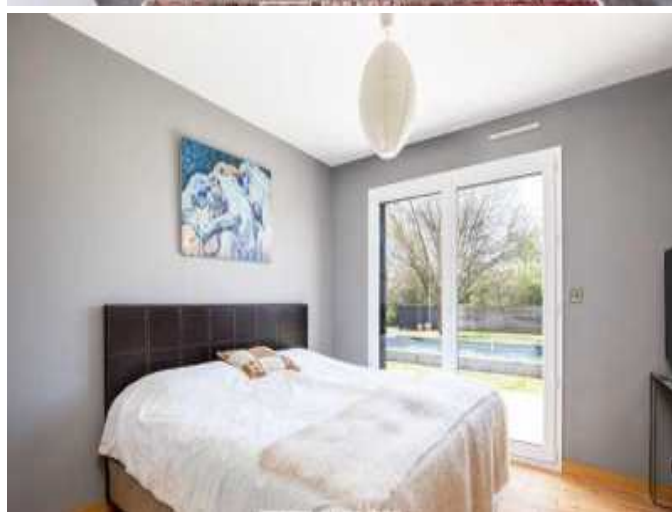
## Key Information

Year Built:	2014
Internal Area:	163 sqm
Land Area:	0.07 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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