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## Superb modern house with garden and swimming pool

Tarn , Occitanie



# €545,000

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.12 ha

Ideally located in a dead-end street for more tranquility, this single-storey house of 170 sqm will appeal to lovers of modernity and comfort. The entrance leads to a large living room bathed in light,...

### At a Glance

<b>Reference</b>	MFH-EAT8086	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Ideally located in a dead-end street for more tranquility, this single-storey house of 170 sqm will appeal to lovers of modernity and comfort.

The entrance leads to a large living room bathed in light, where a spacious living room, a dining room and an

open kitchen, both functional and aesthetic, meet.

The sleeping areas, well defined for more privacy, include on one side two comfortable bedrooms with a shared bathroom and separate toilets. On the other, two beautiful en-suite bedrooms, each with their own dressing area and a private bathroom, equipped with toilets, have been designed to offer a pleasant and practical living environment.

A laundry room, located nearby, provides direct access to the garage.

Outside, a tastefully landscaped garden invites you to enjoy sunny days. Its large terrace, equipped with an awning and a bioclimatic pergola, as well as its swimming pool with beach, offer spaces conducive to relaxation and ideal for enjoying friendly moments with family or friends.

This house, designed down to the smallest detail, harmoniously combines elegance and functionality to meet all expectations.

Built in 2010

Underfloor heating / Reversible air conditioning

9x4 salt pool

Schools, shops and amenities: 5 minutes

Train station: 8 minutes

Motorway access: 15 minutes

Toulouse: 1 hour

**ENERGY CLASS: A / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 570 and 810 euros.

Information on the risks to which this property is exposed is available on the Géorisques website:

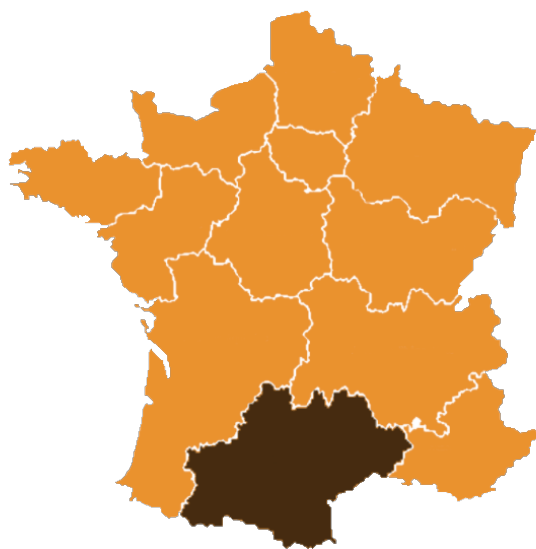
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€545,000

## Key Information

Year Built:	2010
Internal Area:	170 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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