

[Click to view MFH-EAT8411](#)

## Contemporary with clean lines on one level in the heart of a forest

Haute-Garonne , Occitanie



# €995,000

inc. of agency fees

3 Beds   2 Baths   200 sqm   1.25 ha

Located in the commune of Gauré, a few minutes from Mons and Balma, this contemporary house of approximately 200sqm impresses. Built in 2022, the natural...

### At a Glance

<b>Reference</b>	MFH-EAT8411	<b>Near to</b>	Toulouse	<b>Price</b>	€995,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	200 sqm
<b>Land</b>	1.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the commune of Gauré, a few minutes from Mons and Balma, this contemporary house of approximately 200sqm impresses. Built in 2022, the natural light and its numerous openings towards the private wood resource. The entrance leads to a spacious living room of 75sqm composed of a living/dining room and an open kitchen combining modernity and conviviality. The living room is bathed in light, the

openings provide a link with the outside, all facing South East. In the extension, a large master suite open to the outside has a bathroom and its dressing room. Opposite, two beautiful bedrooms share a shower room and a toilet. This achievement is distinguished by its refined architecture in a green setting. Its volumes, its brightness and its minimalist style offer a real comfort of life open to its 1.3ha wood and its multiple terraces. Air/water heat pump - Heating and cooling ceiling Swimming pool area Possible extension Carport Micro-station compliant ENERGY CLASS: B / CLIMATE Class: A Estimated average amount of annual energy expenditure for standard use, based on energy for the year 2021: EUR1,040 to EUR1,450. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 ? 06 47 28 38 50

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€995,000

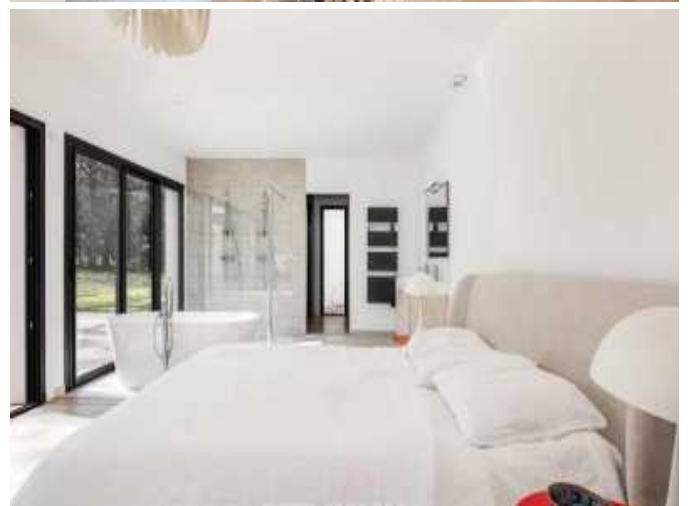
## Key Information

Year Built:	2022
Internal Area:	200 sqm
Land Area:	1.25 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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**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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