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Contemporary single-storey house in Saint Jean

Haute-Garonne , Occitanie



€545,000

inc. of agency fees

3 Beds 2 Baths 147 sqm 0.09 ha

Located in Saint-Jean, this contemporary house of approximately 145sqm is located in a privileged environment. Built on a beautiful plot of 930sqm, access is at the end of a dead end. Past the gate, the...

At a Glance

Reference	MFH-EAT8455	Near to	Toulouse	Price	€545,000
Bed	3	Bath	2	Hab.Space	147 sqm
Land	0.09 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Saint-Jean, this contemporary house of approximately 145sqm is located in a privileged environment. Built on a beautiful plot of 930sqm, access is at the end of a dead end. Past the gate, the resolutely modern features are gradually revealed. From the outside, we can see different modules that will articulate the different rooms. Once through the entrance, the 65sqm living room, spacious and bright, seduces. The kitchen and a back kitchen / laundry room naturally complete this space. In the extension of the living room, a large wooden terrace completes the whole in the summer season. A fireplace or a stove could

be imagined on the main wall of the living room, the conduit already being existing. The whole is open to the outside due to numerous openings. On the west wing, the corner is outlined and offers three bedrooms. The first two with bathroom with shower and bathtub. A last one, just as spacious, benefits from a private bathroom. A closed office completes the whole. Finally, the back kitchen connects to the 50sqm garage. The exterior contributes to the value of this property. A jacuzzi finds its place, a swimming pool could be imagined in the center of the garden. This architect's house, by its design and its prime location, constitutes a unique living space. Air conditioning Well for watering and sanitary use Proximity to Rouffiac Tolosan, Montrabé and the Union Toulouse - Blagnac Airport 17 minutes away Bus stop 200 meters away. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,000 and EUR1,390 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:	House
Bedrooms:	3
Bathrooms	2
Price	€545,000

Key Information

Year Built:	2010
Internal Area:	147 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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