

[Click to view MFH-EAT8731](#)

Contemporary renovated village house with swimming pool

Haute-Garonne , Occitanie



€795,000

inc. of agency fees

4 Beds 2 Baths 320 sqm 0.04 ha

Located in Roquettes, 15 minutes from Toulouse, this beautiful 320 m2 Toulouse-style house, entirely renovated in a contemporary style in 2021, stands out for its elegance and high-end services. Featuring...

At a Glance

Reference	MFH-EAT8731	Near to	Toulouse	Price	€795,000
Bed	4	Bath	2	Hab.Space	320 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

Located in Roquettes, 15 minutes from Toulouse, this beautiful 320 m2 Toulouse-style house, entirely renovated in a contemporary style in 2021, stands out for its elegance and high-end services. Featuring an enclosed garden with swimming pool, a veranda bathed in light and neat finishes, it offers comfort and refinement.

From the entrance, a wide corridor dressed in original terracotta tiles gives a glimpse of the refinement of the garden and the swimming pool. On either side of the corridor, various living spaces are available to the occupants. A dining room offers a friendly and cozy space with its whitewashed waxed concrete floor and its Antéfocus fireplace, a true functional work of art. The directly adjoining kitchen, fully equipped and sophisticated, extends this friendly space, ideal for entertaining.

A beautiful veranda facing the garden enhances the reception areas. This glass case creates a perfect transition between the interior and the exterior, allowing you to enjoy the beauty of the garden whatever the season. With its warm and contemporary atmosphere, it becomes a room in its own right.

The upper floor is dedicated exclusively to relaxation areas. The spacious 35 sqm master suite invites you to relax, with a large, cleverly designed dressing room and a comfortable bathroom. Two other bedrooms of 22 sqm and 17 sqm complete this level. A higher floor leads to a plateau ready to be fitted out and decorated according to your needs and desires.

Outside, the garden is organized like an oasis of greenery in the heart of the village and is built around a 10 x 3 m swimming pool.

This property stands out for its character, perfectly combining contemporary renovation and the typical charm of Toulouse, all in the immediate vicinity of shops and amenities. A rare property, designed to seduce its visitors.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,430 and EUR1,934. Information on the risks to which this property is exposed is available on the Géorisques website .

Sales agent: Mathieu Maupeu - EI - RSAC number 832 242 358 - 06 15 24 39 66

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€795,000

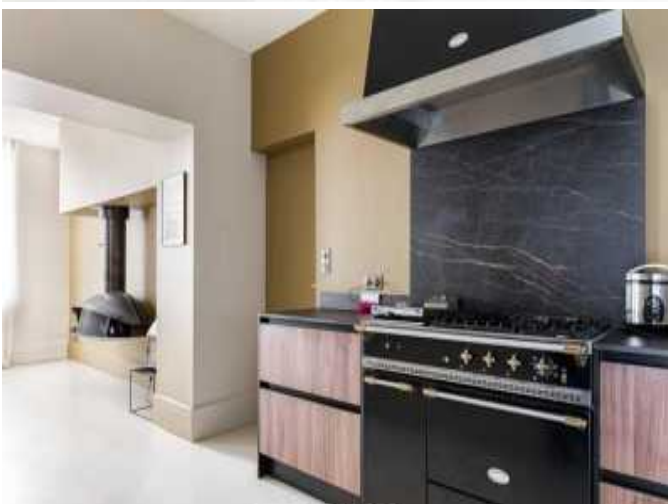
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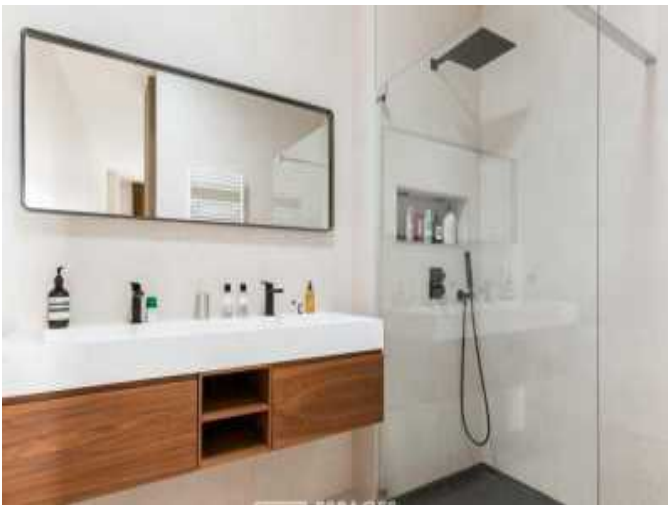
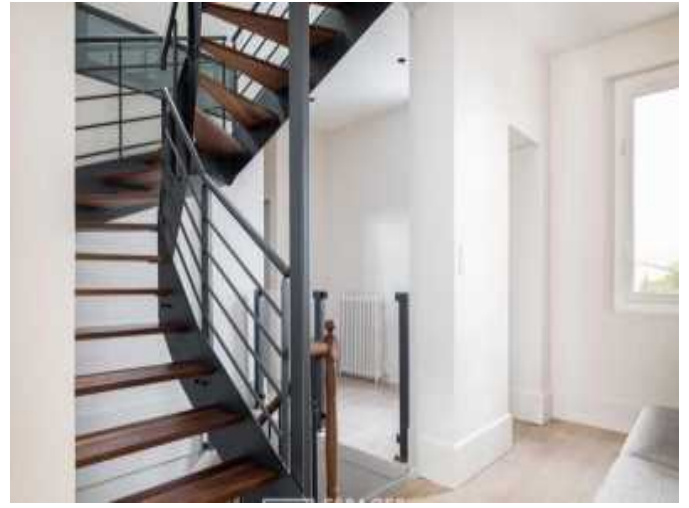
Internal Area:	320 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Occitanie



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