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## Contemporary with outbuilding and swimming pool close to the city center

Haute-Garonne , Occitanie



# €850,000

inc. of agency fees

5 Beds   4 Baths   210 sqm   0.08 ha

Located between Toulouse and Lardenne, this contemporary with swimming pool built in 2017 offers a surface area of approximately 210sqm and has an independent office and studio. From the moment you enter,...

### At a Glance

<b>Reference</b>	MFH-EATEA2-6869	<b>Near to</b>	Toulouse	<b>Price</b>	€850,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located between Toulouse and Lardenne, this contemporary with swimming pool built in 2017 offers a surface area of approximately 210sqm and has an independent office and studio. From the moment you enter, the unique architecture impresses. A first volume spreads over the entire ground floor. The living room and its kitchen offer a beautiful perspective of the outside and the swimming pool. A back kitchen/laundry room

extends everything and provides access to a 14.50sqm gym that can be transformed into a bedroom, depending on the projects. A first sleeping area takes place on the same level with the master bedroom, its dressing room and its bathroom with shower. The upper floor is dedicated to rest. Three bedrooms and two bathrooms are available. One of the bedrooms has its own bathroom and access to a roof terrace with a view overlooking the swimming pool. The exterior offers different intimate spaces: its huge covered terrace with barbecue area promises good times with family or friends. A piece of garden surrounds part of the house and a bowling alley is located at the back. An independent office, designed like a control tower, takes place above the pool house and offers, in addition to a roof terrace, a surface area of approximately 18sqm. To finish, an independent studio of 25sqm, designed like a Guest house and, a double garage completes this rare property in the area. This contemporary designed house offers a resolutely urban lifestyle while offering numerous possibilities. Close to amenities, schools and transport (Déodat de Severac 5 minutes) Closed double garage and numerous parking spaces. Airport 10 minutes. Air conditioning Construction on crawl space ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR800 and EUR1,150 EUR Information on the risks to which this property is exposed is available on the GéoRisks website Commercial agent: Louis Chevallet - EI - RSAC number 852 573 088

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€850,000

## Key Information

Year Built:	2017
Internal Area:	210 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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