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## Contemporary house with swimming pool near Gaillac

Tarn , Occitanie



# €525,000

inc. of agency fees

4 Beds   2 Baths   160 sqm   0.55 ha

Located less than five minutes from Gaillac, this contemporary single-storey house built in 2022 has 160 sqm of living space. Built on a 5,500 sqm plot of land with no overlooked views, it benefits from...

### At a Glance

<b>Reference</b>	MFH-EAT8832	<b>Near to</b>	Toulouse	<b>Price</b>	€525,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.55 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located less than five minutes from Gaillac, this contemporary single-storey house built in 2022 has 160 sqm of living space. Built on a 5,500 sqm plot of land with no overlooked views, it benefits from an unobstructed view of the surrounding countryside and offers high-quality services. The interior is distinguished by its functional layout and generous volumes. The materials and finishes chosen reinforce the modern and warm

appearance of this home. The living room is the real heart of this house, offering a fluid connection between the reception areas and the relaxation areas. This space of more than 70 sqm is bathed in natural light thanks to two 4.5 m wide bay windows overlooking the swimming pool. It consists of a 48 sqm living room as well as a fully fitted and equipped 24 sqm kitchen/diner. On the night side, a master suite of approximately 30sqm, located apart, ensures privacy and comfort. On the other side of the house, three other bedrooms, perfectly arranged, adapt to all needs. A separate bathroom completes the comfort of this part. Outside, a terrace extends the living room and leads to the swimming pool. The vast garden offers a peaceful setting conducive to relaxation. The 5500 sqm plot also guarantees multiple development possibilities to personalize the space according to your desires. The privileged location ensures both calm and proximity to amenities. A large garage with laundry area and a carport complete the ensemble. With its flat roof architecture, its environment and its energy performance, this contemporary house combines design, comfort and modernity. A unique property that will appeal to lovers of atypical and bright spaces. 9x4 salt water swimming pool Heat pump with ducted system 34sqm garage - Carport High-end materials Schools, shops, transport: 3 min Gaillac: less than 5 min Access A68: 3 min Albi: 20 min Toulouse: 40 min ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 400 euros and 590 euros Information on the risks to which this property is exposed is available on the Géorisques website for the areas concerned:

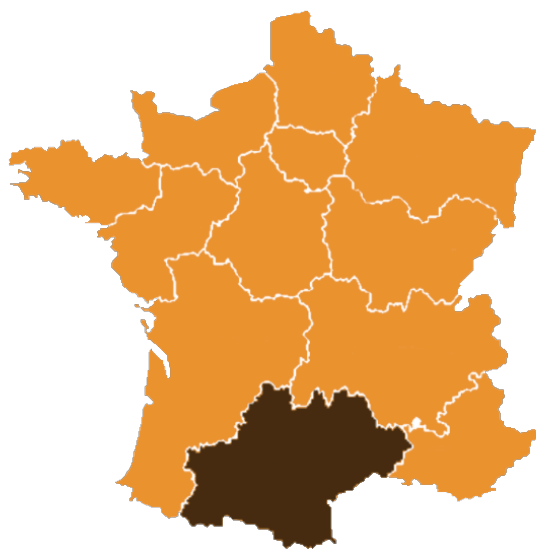
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€525,000

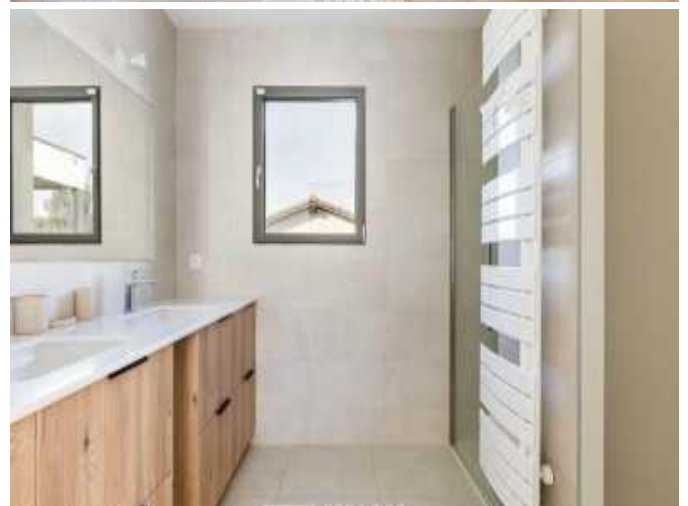
## Key Information

Year Built:	2022
Internal Area:	160 sqm
Land Area:	0.55 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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