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Architect's house in Pibrac

Haute-Garonne , Occitanie



€820,000

inc. of agency fees

5 Beds 2 Baths 207 sqm 0.55 ha

It is on the edge of the Bouconne forest that this architect-designed house from 1996 is located. On a plot of more than 5000sqm, with a swimming pool, it offers 207sqm of living space. The first level...

At a Glance

Reference	MFH-EAT9226	Near to	Toulouse	Price	€820,000
Bed	5	Bath	2	Hab.Space	207 sqm
Land	0.55 ha	Pool	Yes	Land Tax	N/A

Property Description

It is on the edge of the Bouconne forest that this architect-designed house from 1996 is located. On a plot of more than 5000sqm, with a swimming pool, it offers 207sqm of living space. The first level offers a beautiful living space of 80sqm, completely open to the outside. A first sleeping area away from the life of the house has two beautiful bedrooms and a large bathroom. Upstairs, the Rochelle overlooking the living room is an ideal relaxation area, it leads to the two bedrooms on this level, as well as to the office. Each of the two bedrooms has its own balcony. A separate shower room completes this part of the house dedicated to

children. The indoor swimming pool and the wooded environment reinforce the friendly atmosphere of this rare property. The garage in the basement can accommodate three vehicles. It also includes a cellar and a laundry room. This property is equipped with photovoltaic panels and a geothermal heating system, which are real assets in terms of savings and energy performance. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,210 and EUR1,700. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Aymeric HUYNH - EI - RSAC number 890 473 309 - 06 71 86 07 63

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€820,000

Key Information

Year Built:	1996
Internal Area:	207 sqm
Land Area:	0.55 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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