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## Contemporary house with swimming pool in Blagnac

Haute-Garonne , Occitanie



**€760,000**

inc. of agency fees

4 Beds   2 Baths   203 sqm   0.08 ha

Located in the heart of Blagnac, this house with a contemporary spirit offers a living area of approximately 203sqm. Located on a wooded plot of 830sqm, this property stands out for its generous volumes...

### At a Glance

<b>Reference</b>	MFH-EAT9193	<b>Near to</b>	Toulouse	<b>Price</b>	€760,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	203 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Blagnac, this house with a contemporary spirit offers a living area of approximately 203sqm. Located on a wooded plot of 830sqm, this property stands out for its generous volumes and pleasant living environment. Designed as an inverted duplex, this house intelligently optimizes its spaces to offer a unique living environment. Past the entrance hall, the living room, with a surface area of 60sqm, seduces

with its impressive volumes and its omnipresent brightness thanks to large openings. A modern and functional kitchen completes this space, designed to welcome family and friends in a warm and friendly setting. This floor opens onto a terrace equipped with two pergolas, one bioclimatic and the other vegetal, overlooking the garden. In the extension of the living room, a hallway gives access to a first sleeping area. It includes two comfortable bedrooms, one of which has direct access to the terrace. A bathroom completes this space. On the lower level, a second sleeping area offers two other bedrooms, each with a dressing room, as well as a bathroom equipped with a hammam. This level accommodates a second living room that can be used as a 35sqm cinema room, bringing a touch of entertainment and conviviality. Finally, the old double garage has been converted into a workspace, while keeping the possibility of transforming it into a closed garage according to your needs. The exteriors of this property offer a green and soothing setting. The garden, surrounded by beautiful trees, invites relaxation and serenity. A swimming pool and a jacuzzi complete this space, allowing you to enjoy the beautiful days in complete tranquility. The terrace, accessible from the living room and one of the bedrooms, is a real asset for friendly moments with family or friends. Several parking spaces are available within the plot. This contemporary house, with its inverted architecture and quality services, stands out as a rare opportunity. Its modular spaces, its large garden with trees and its modern facilities make it an exceptional place to live, ideal for families as well as for those looking for a space that is both private and functional. ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR830 and EUR1210. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347 - 06 15 24 39 66

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€760,000

## Key Information

Year Built:	1970
Internal Area:	203 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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