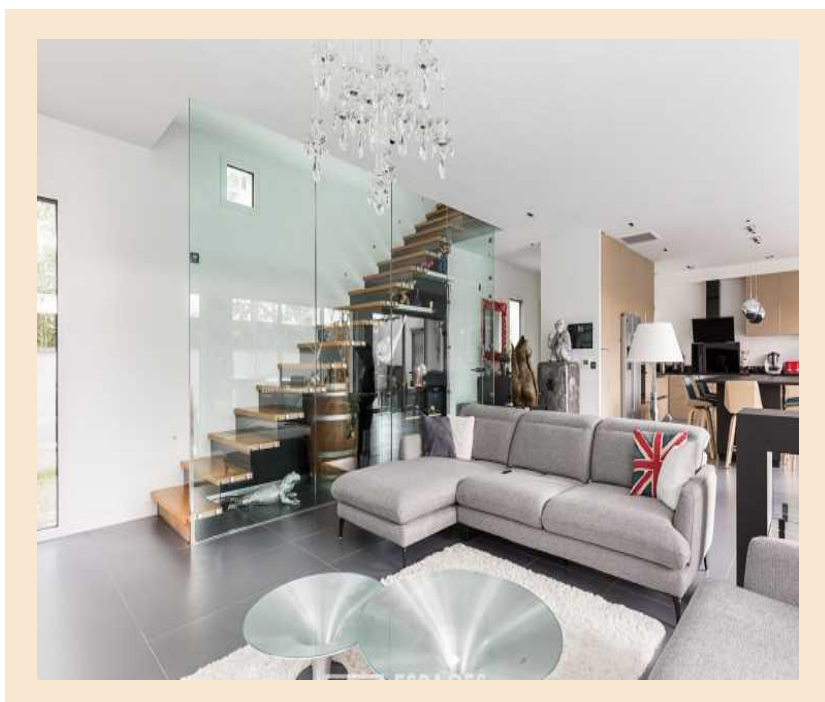


[Click to view MFH-EATEA1-8913](#)

Contemporary with outbuilding and swimming pool in Blagnac

Haute-Garonne , Occitanie



€945,000

inc. of agency fees

6 Beds 3 Baths 250 sqm 0.08 ha

Located in Blagnac, a few kilometers from Toulouse, this contemporary house of approximately 200sqm impresses with its architecture. Built in 2015 at...

At a Glance

Reference	MFH-EATEA1-8913	Near to	Toulouse	Price	€945,000
Bed	6	Bath	3	Hab.Space	250 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Blagnac, a few kilometers from Toulouse, this contemporary house of approximately 200sqm impresses with its architecture. Built in 2015 at the end of a dead end, the house and its 70sqm outbuilding offer many possibilities. From the entrance, the natural light and volumes appeal. The 75sqm living space impresses, composed of a living room / dining room and an open kitchen combining modernity and

conviviality. The large openings overlook the outside and the terrace then the mirror pool, a real favorite. A glass cube designed as a contemporary veranda contributes to the modernism of the property. A wine and cigar cellar completes the living room. A suspended staircase leads to the upper floor, entirely dedicated to rest. A spacious hallway leads to the first two bedrooms with storage as well as a first bathroom. A master suite including dressing room and shower room benefits from a private terrace overlooking the pool. A gym could easily be transformed into an additional bedroom. An office space has been cleverly designed. The 80sqm garage connects to the outbuilding designed as a 73sqm house. On the ground floor, a living room with kitchen opening onto a private terrace. Two bedrooms are accessible upstairs. The possibilities are numerous: exercising a liberal profession, rental income, guest house. Construction on crawl space Self-consumption solar panels Reversible air conditioning 80sqm garage et 4 outdoor parking spaces Home automation and remote monitoring system ENERGY CLASS: B / CLIMATE Class: A Estimated average amount of annual energy expenditure for standard use, based on the energy of the year 2021: EUR1,040 to EUR1,450. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 ? 06 47 28 38 50

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€945,000

Key Information

Internal Area:	250 sqm
Land Area:	0.08 ha
Swimming Pool?	Yes

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates