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## Elegant and bright contemporary house with swimming pool in Fronton

Haute-Garonne , Occitanie



# €745,000

inc. of agency fees

5 Beds   2 Baths   220 sqm   1.61 ha

Located in Fronton, just a 10-minute walk from schools and shops, this 220 sqm contemporary villa offers an exceptional living environment, combining modernity, comfort and nature. From the entrance,...

### At a Glance

<b>Reference</b>	MFH-EAT9378	<b>Near to</b>	Toulouse	<b>Price</b>	€745,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	220 sqm
<b>Land</b>	1.61 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Fronton, just a 10-minute walk from schools and shops, this 220 sqm contemporary villa offers an exceptional living environment, combining modernity, comfort and nature. From the entrance, the generous volumes and exceptional brightness seduce thanks to the large bay windows that bathe the space in light and open onto a green exterior. Its fixed bay windows invite contemplation with a view of the Frontonnais

vineyards. The spacious living room, decorated with its fixed bay windows invite contemplation of a view of the Frontonnais vineyards and nature. A kitchen in modern tones, constitutes a real heart of convivial and elegant life allowing the sharing of convivial moments around its central island. The house has 5 bedrooms including a master suite on the first level, each level having its own bathroom. On the ground floor there is a "home office" workspace, a room dedicated to sports as well as a multipurpose room that can be converted into a guest bedroom or home cinema. Also on the ground floor is a garage area for parking a vehicle and a spacious storeroom. The exterior offers an idyllic setting, with the heated salt pool which invites you to relax and the view of the 16-hectare wooded park in the heart of the vineyards. A paddock and a building are already fitted out to accommodate horses. Nature is accessible on foot or by horse from this park and through the vineyards, an essential asset for this property. The high-end services include a home automation system, electric roller shutters, an alarm, a videophone, and a closed garage. Finally, this residence benefits from excellent energy performance (DPE A / A), guaranteeing optimal thermal comfort. A rare property where modernity, nature and luxury services meet to offer a unique living environment just a stone's throw from amenities. 10 minutes walk from schools and amenities and 30 minutes from Blagnac, 10 minutes from the motorway. ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021,2022,2023: between EUR1,100 and EUR1,560 Information on the risks to which this property is exposed is available on the Géorisques website  
Sales agent: Mateus Gutierrez - EI - RSAC number 909 820 144 ? 06 36 47 80 50

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€745,000

## Key Information

Year Built:	2020
Internal Area:	220 sqm
Land Area:	1.61 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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