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Contemporary house with swimming pool in Toulouse

Haute-Garonne , Occitanie



€630,000

inc. of agency fees

4 Beds 2 Baths 138 sqm 0.05 ha

Located at the end of a private road in the Croix-Daurade district, this contemporary house from 2017 with a floor area of 138m² offers a comfortable...

At a Glance

Reference	MFH-EATEA1-9534	Near to	Toulouse	Price	€630,000
Bed	4	Bath	2	Hab.Space	138 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

Located at the end of a private road in the Croix-Daurade district, this contemporary house from 2017 with a floor area of 138m² offers a comfortable living space close to shops and the city centre of Toulouse.

From the entrance, the natural light and volumes are striking. The 58sqm living space offers large openings

to the outside, giving a glimpse of the garden and the landscaped exteriors. The main volume is composed of a living / dining room and a fully equipped kitchen with a refined design. A back kitchen and laundry room have been fitted out on this level, accentuating the practical side.

The ground floor is completed by a master suite with its private bathroom and an office space. A concrete staircase decorated with decorative niches leads to the upper floor, entirely dedicated to rest. This level offers two large bedrooms with their storage space as well as a private bathroom for each of them.

Outside, a large terrace extends under an elegant bioclimatic pergola, offering optimal comfort in all seasons. The swimming pool and the pétanque court complete this landscaped garden, a real invitation to relax and enjoy moments of conviviality.

This resolutely modern house will be the ideal property for families wishing to enjoy all the comfort of a contemporary home coupled with a neighborhood life.

A garage and two parking spaces complete the set.

Reversible air conditioning Thermodynamic water heater

Centralized locking

ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,430 and EUR1,900

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Yvan Collante - EI - RSAC number 832 242 358 - 06 71 86 07 85

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€630,000

Key Information

Internal Area:	138 sqm
Land Area:	0.05 ha
Swimming Pool?	Yes

Location: Occitanie



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