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## Contemporary villa with swimming pool in the north of Toulouse

Haute-Garonne , Occitanie



# €599,000

inc. of agency fees

4 Beds   2 Baths   158 sqm   0.05 ha

Located between Gagnac-sur-Garonne and Lespinasse, this 158sqm contemporary house offers all the services and amenities adapted to the codes and comfort...

### At a Glance

<b>Reference</b>	MFH-EAT10156	<b>Near to</b>	Toulouse	<b>Price</b>	€599,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	158 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located between Gagnac-sur-Garonne and Lespinasse, this 158sqm contemporary house offers all the services and amenities adapted to the codes and comfort of contemporary living, very close to Toulouse-Blagnac International Airport.

A green and mineral path leads to the entrance of the house. A beautiful custom-made staircase in polished concrete welcomes the visitor and the vast living space is revealed offering 86sqm of living room through, offering beautiful materials. Large bay windows on either side of the living room bring natural light to the room at all hours of the day. A beautiful central island with a black Dekton worktop acts as a link between the kitchen and the dining room. A utility room is located in continuity for the greatest practicality. Still on the ground floor, a vast master suite of some 35sqm is decorated with its dressing room and bathroom. A private terrace is located opposite the bedroom.

Upstairs, 3 beautiful bedrooms ranging from 12 to 14sqm and a bathroom complete the upper level. On the same level, a large terrace is accessible with a view overlooking the garden and the swimming pool.

The garden, decorated with landscaped flowerbeds and wooden terraces adorn the pool area placed opposite the large bay window, offering a pleasant view from the living room. A double garage completes this home.

7m x 3m swimming pool.

Reversible air conditioning in duct.

Landscaped and illuminated garden.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR810 and EUR1,170 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

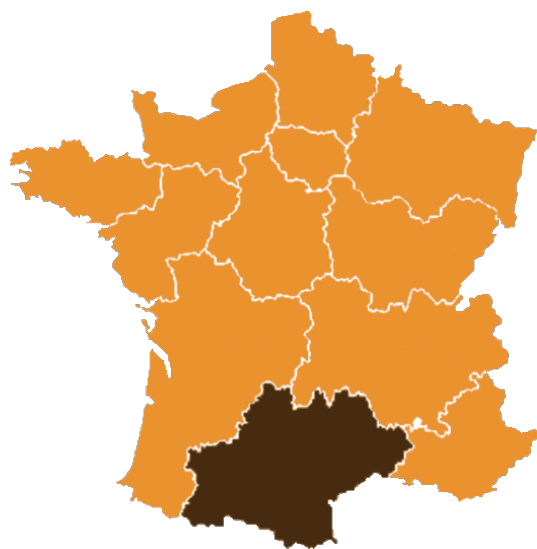
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€599,000

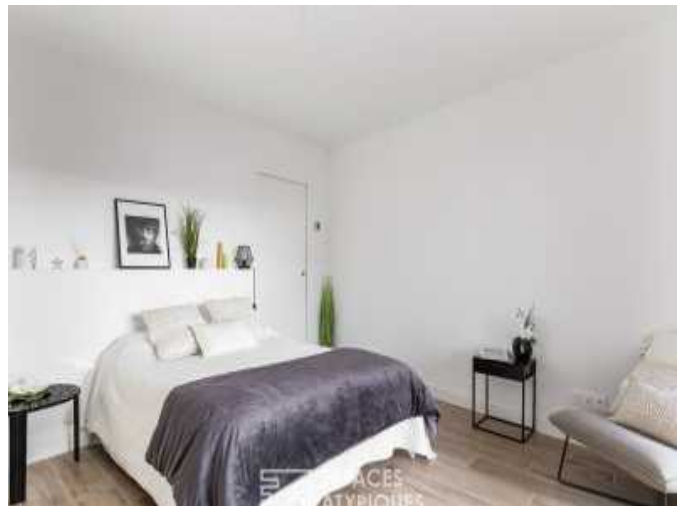
## Key Information

Year Built:	2023
Internal Area:	158 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



# Gallery





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**C. BAUER – Sunday Times**

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