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Contemporary with view, swimming pool and wooded park

Haute-Garonne , Occitanie



€795,000

inc. of agency fees

4 Beds 4 Baths 240 sqm 5.24 ha

Located south of Toulouse, in Carbonne, this contemporary house from 2024 offers approximately 240sqm of living space with a swimming pool and 5-hectare...

At a Glance

Reference	MFH-EAT9790	Near to	Toulouse	Price	€795,000
Bed	4	Bath	4	Hab.Space	240 sqm
Land	5.24 ha	Pool	Yes	Land Tax	N/A

Property Description

Located south of Toulouse, in Carbonne, this contemporary house from 2024 offers approximately 240sqm of living space with a swimming pool and 5-hectare park with woods. The access road gradually reveals the impressive architecture of the property. Like a hilltop house, it overlooks the surrounding countryside. Designed as an inverted duplex, the 110sqm living room offers an extraordinary volume. The living room is

naturally complemented by the open kitchen. A triple exposure provides beautiful light and unobstructed views. The large windows open onto the terrace and the swimming pool. A utility room completes this level. The lower level is dedicated to relaxation. Slightly set back, a first suite with a 30sqm dressing room is located. A second suite on the other wing of the house is also available. Two final bedrooms share a bathroom with a shower and bathtub, completing this unique property. The exteriors are not to be outdone. A heated saltwater pool is surrounded by a wooden terrace and garden. A 30sqm pool house with shower and toilet also features a covered terrace. The grounds are simply sublime; a beautiful grassy area and a wooded section offer a unique view. Finally, a 90sqm garage with its 4-meter height will delight collectors or could be converted for another use, depending on the project. This property, due to its layout and the quality of its construction, constitutes a unique living space for those seeking tranquility and contemporary comfort. RT 2012 / Air-to-air and air-to-water heat pump (underfloor heating) / home automation Toulouse - Blagnac Airport 35 minutes away ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR1,030 and EUR1,460 Information on the risks to which this property is exposed is available on the G orisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 - 06 47 28 38 50

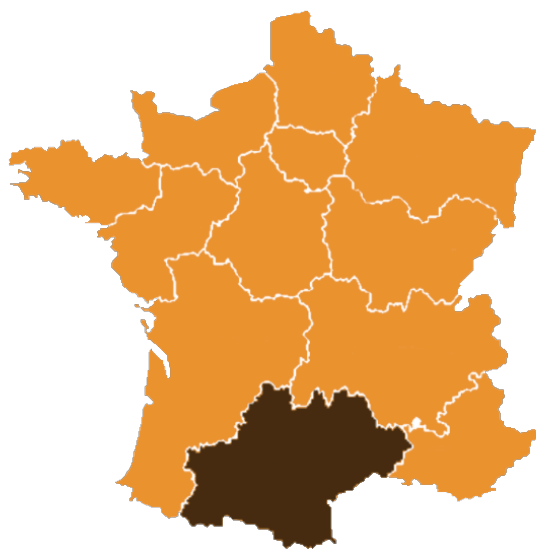
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€795,000

Key Information

Year Built:	2024
Internal Area:	240 sqm
Land Area:	5.24 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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