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Family house with swimming pool in Merville

Haute-Garonne , Occitanie



€598,000

inc. of agency fees

7 Beds 3 Baths 215 sqm 0.15 ha

Located a few steps from the heart of Merville, in a quiet environment, this architect-designed house offers an area of approximately 215sqm. Access to...

At a Glance

Reference	MFH-EATEA3-9878	Near to	Toulouse	Price	€598,000
Bed	7	Bath	3	Hab.Space	215 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few steps from the heart of Merville, in a quiet environment, this architect-designed house offers an area of approximately 215sqm. Access to the property is via a beautiful courtyard where one gradually distinguishes the unique architecture of this building erected in 1978 and then revisited in 2008. The entrance serves the various living and sleeping areas. On one side, the 44sqm living room and its fireplace invite you

to relax and enjoy yourself. The whole benefits from a triple exposure and communicates with two terraces followed by the garden and the swimming pool. The independent kitchen naturally extends this space. On the other side, an office overlooking an unobstructed view. Two bedrooms with cupboards and a bathroom complete this level. A beautiful handcrafted staircase in exotic wood leads to the upper floor entirely dedicated to rest. Three bedrooms with cupboards, parquet flooring and bathed in light share a beautiful bathroom. The master bedroom with beautiful volumes perfects this floor. It has an authentic dressing room, its bathroom and its large private terrace. All the rooms on the upper floor benefit from air conditioning. The exterior is not left out, the garden with multiple fruit trees and not overlooked has an integrated watering system. A full basement of 120sqm has double accessibility from the inside and the outside with a motorized door. It allows parking up to three vehicles. This space is completed by a workshop, a laundry room and a wine cellar. This property, by its design and its privileged environment, constitutes a unique place to live for a family. Immediate proximity to amenities. Centralized vacuuming Air conditioning ENERGY CLASS: C / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022, 2023: between EUR2,840 and EUR3,950. Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	7
Bathrooms	3
Price	€598,000

Key Information

Year Built:	1978
Internal Area:	215 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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