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Architect-designed house and its park with woods

Haute-Garonne , Occitanie



€1,290,000

inc. of agency fees

5 Beds 3 Baths 385 sqm 1.17 ha

Located in Saint-Jean, this 1980s architect-designed house of approximately 385sqm impresses with its spaciousness. Its wooded grounds of over one hectare...

At a Glance

Reference	MFH-EAT10000	Near to	Toulouse	Price	€1,290,000
Bed	5	Bath	3	Hab.Space	385 sqm
Land	1.17 ha	Pool	No	Land Tax	N/A

Property Description

Located in Saint-Jean, this 1980s architect-designed house of approximately 385sqm impresses with its spaciousness. Its wooded grounds of over one hectare complete the property's amenities. Access to the property is via a private road similar to the most upscale American residences. Little by little, the unique architecture is revealed. The entrance opens onto the living space, the true centerpiece of this property. The

entire space, divided between the dining room, the living room, and its central fireplace, is extended by another reception room. The total area offers a surface area of approximately 140sqm. The light and the spaciousness are breathtaking. Slightly set back, a kitchen/diner with a Lacanche range cooker opens onto one of the covered terraces surrounding the house. All of this extends into the park. On the same level, the utility rooms are located: laundry room, boiler room, etc. A sauna and hammam complete this level. The upper floor is dedicated to relaxation and offers 5 bedrooms, including a suite with a balcony and garden views. A mezzanine overlooks the living room. It is currently used as an office and secondary lounge. In addition, a cellar/garage area completes the building. The exteriors are not left out: a garden surrounds the house; everything is impressive. A swimming pool could easily find its place there, adding a touch of refreshment in summer. This property, by its design and its privileged environment, constitutes a unique living space just a few minutes from Toulouse. Close to schools, shops, transport, and the airport. Near a clinic and highway access. Boiler and air conditioning. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR4,562 and EUR6,172 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 - 06 47 28 38 50

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€1,290,000

Key Information

Year Built:	1980
Internal Area:	385 sqm
Land Area:	1.17 ha
Has a Garden	Yes

Location: Occitanie



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