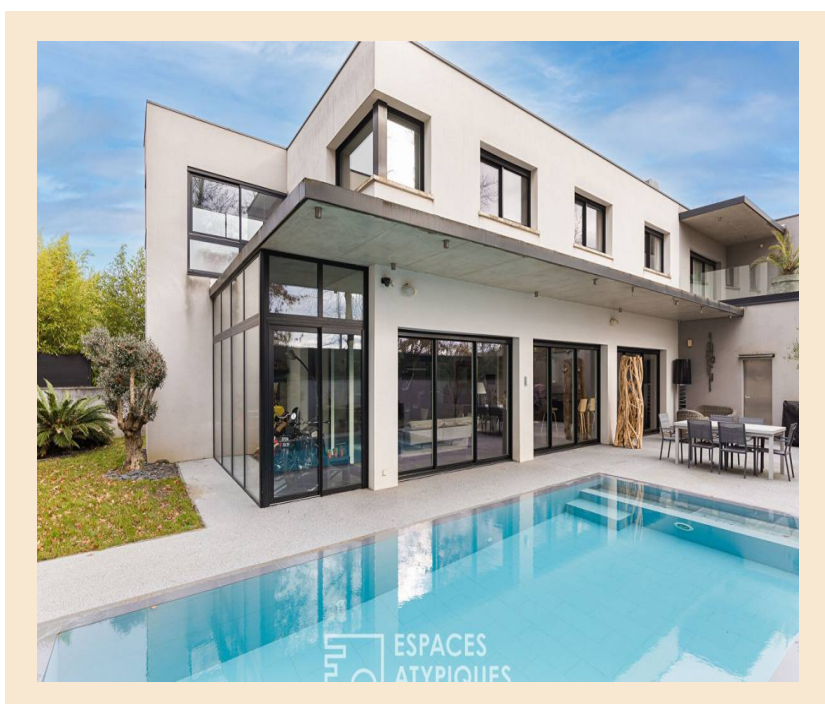


[Click to view MFH-EATEA3-8913](#)

Contemporary with outbuilding and swimming pool in Blagnac

Haute-Garonne , Occitanie



€899,000

inc. of agency fees

6 Beds 3 Baths 250 sqm 0.08 ha

Located in Blagnac, a few kilometers from Toulouse, this contemporary house of approximately 200sqm impresses with its architecture. Built in 2015 at...

At a Glance

Reference	MFH-EATEA3-8913	Near to	Toulouse	Price	€899,000
Bed	6	Bath	3	Hab.Space	250 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Blagnac, a few kilometers from Toulouse, this contemporary house of approximately 200sqm impresses with its architecture. Built in 2015 at the end of a dead end, the house and its 70sqm outbuilding offer many possibilities. From the entrance, the natural light and volumes appeal. The 75sqm living space impresses, composed of a living room / dining room and an open kitchen combining modernity and

conviviality. The large openings overlook the outside and the terrace then the mirror pool, a real favorite. A glass cube designed as a contemporary veranda contributes to the modernism of the property. A wine and cigar cellar completes the living room. A suspended staircase leads to the upper floor, entirely dedicated to rest. A spacious hallway leads to the first two bedrooms with storage as well as a first bathroom. A master suite including dressing room and shower room benefits from a private terrace overlooking the pool. A gym could easily be transformed into an additional bedroom. An office space has been cleverly designed. The 80sqm garage connects to the outbuilding designed as a 73sqm house. On the ground floor, a living room with kitchen opening onto a private terrace. Two bedrooms are accessible upstairs. The possibilities are numerous: exercising a liberal profession, rental income, guest house. Construction on crawl space Self-consumption solar panels Reversible air conditioning 80sqm garage et 4 outdoor parking spaces Home automation and remote monitoring system ENERGY CLASS: B / CLIMATE Class: A Estimated average amount of annual energy expenditure for standard use, based on the energy of the year 2021: EUR1,040 to EUR1,450. 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

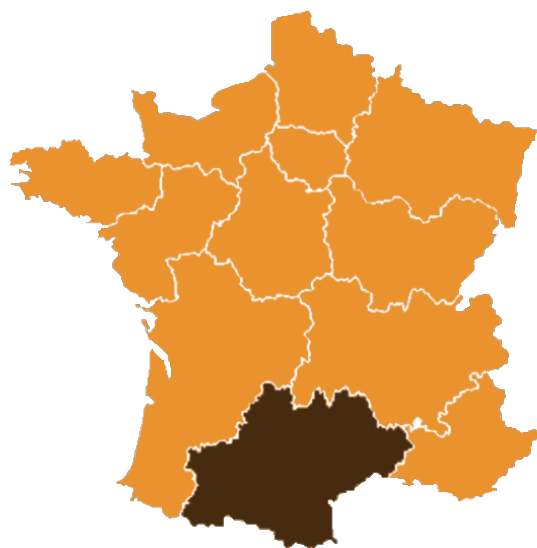
Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€899,000

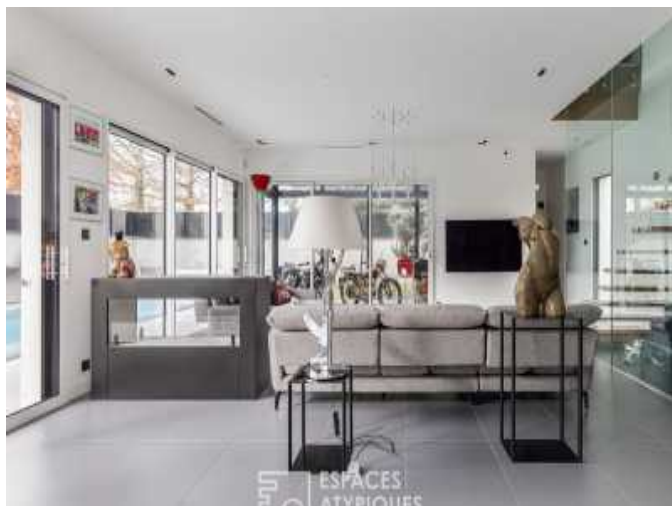
Key Information

Year Built:	2015
Internal Area:	250 sqm
Land Area:	0.08 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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