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Elegant house and swimming pool a few steps from Toulouse

Haute-Garonne , Occitanie



€840,000

inc. of agency fees

4 Beds 2 Baths 244 sqm 0.15 ha

Nestled in the heart of Castelginest, this traditional house offers 244 sqm of living space and 295 sqm of usable space, all on a wooded plot of 1450...

At a Glance

Reference	MFH-EAT10489	Near to	Toulouse	Price	€840,000
Bed	4	Bath	2	Hab.Space	244 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in the heart of Castelginest, this traditional house offers 244 sqm of living space and 295 sqm of usable space, all on a wooded plot of 1450 sqm. Its fluid layout, generous volumes and exterior complete with swimming pool, pool house and terrace make it a welcoming property, in the immediate vicinity of Toulouse. Large bay windows invite natural light throughout the day and offer a beautiful connection to the

outdoors. The entrance opens onto a vast living room bathed in light, articulated around a lounge, a dining area and its insert fireplace. A separate fully equipped kitchen is complemented by two distinct spaces: a laundry room and a pantry. The sleeping area consists of three bedrooms, including a master suite with dressing room and private bathroom on the ground floor. The whole benefits from optimized comfort with a heated and cooled floor system. The flat, fenced plot also offers great development potential, meticulously maintained, and features a swimming pool bordered by a vast 60sqm terrace. A shaded pool-house area, its changing room, and its shower invite you to relax throughout the summer months. An attached garage and several outdoor parking spaces complete the features of this property. Located in a quiet residential area, the property benefits from the immediate proximity of schools, shops, and public transport. Its simple and elegant architecture, its single-story layout, and its amenities make this house a rare property in the area. It will appeal to those seeking comfort and serenity, while remaining close to the dynamic Toulouse scene. Shops and schools 3 minutes, Blagnac Airport 20 minutes, Motorway / Train station 5 minutes ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR1,620 and EUR2,260 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€840,000

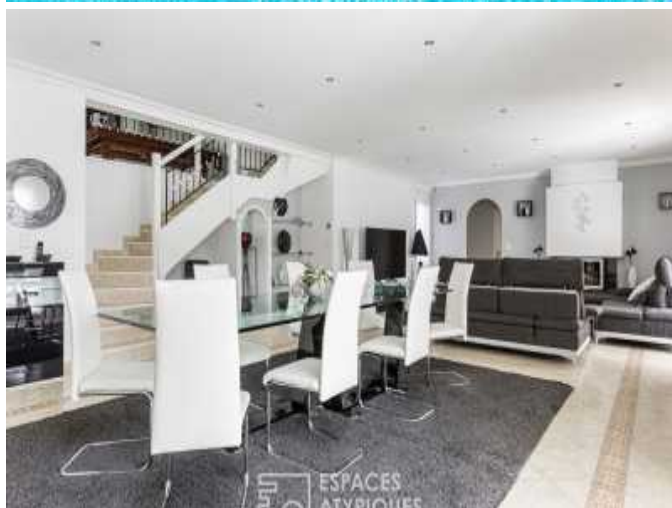
Key Information

Year Built:	2002
Internal Area:	244 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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