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## Beautiful modern villa located in a quiet area just outside the village...

**Mauvezin , Gers , Occitanie**



# €499,000

inc. of agency fees

4 Beds      208 sqm      0.19 ha

This beautiful modern villa 207m2 is located in a quiet area just outside the village. The house is fully equipped, there is a beautiful salt swimming pool and the garden of over 1900m2 offers a view...

### At a Glance

<b>Reference</b>	MFH-MPGRI011	<b>Near to</b>	Mauvezin	<b>Price</b>	€499,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	208 sqm
<b>Land</b>	0.19 ha			<b>Land Tax</b>	N/A

### Property Description

This beautiful modern villa 207m2 is located in a quiet area just outside the village.

The house is fully equipped, there is a beautiful salt swimming pool and the garden of over 1900m2 offers a view of the countryside.

Through the hall you enter the spacious and bright living room 53.5m<sup>2</sup> with an open dining / kitchen and access to the terrace with the swimming pool.

From the kitchen there is access to a utility room 17m<sup>2</sup> which contains a wine climate fridge, refrigerator and storage cupboards.

In the hall there is access to a laundry room 17.5m<sup>2</sup> with many storage cupboards here as well.

On the ground floor are 2 spacious bedrooms of 11 and 13m<sup>2</sup>, an office of 8m<sup>2</sup>, a bathroom with Italian shower and a separate toilet.

On the 1st floor, a spacious hall with a sitting area of 15.8m<sup>2</sup> gives access to two bedrooms of 16m<sup>2</sup>, a fully equipped dressing room of 12m<sup>2</sup>, a spacious bathroom with Italian shower and a separate toilet.

Beautiful built-in wardrobes have been made throughout the house, which provide plenty of storage space.

Then there is the garage of 30m<sup>2</sup> which is accessible on 2 sides via an electric lifting door and which has a grease pit.

In the garden there is a wooden chalet and a shed that also houses the technical room for the swimming pool.

This luxury villa is fully equipped and ready to move into. It is located in a beautiful area with all necessary facilities such as supermarket, bakery, butcher, bank, restaurant, doctor and pharmacy within easy reach.

L'isle Jourdain, Mauvezin, Solomiac within half an hour and Toulouse/Blagnac at 1 hour drive.

## Summary

Property type:	House
Bedrooms:	4
Price	€499,000

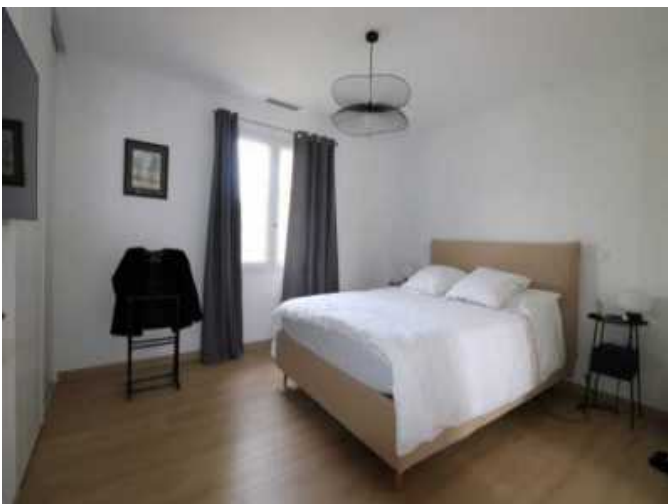
## Key Information

Year Built:	1999
Internal Area:	208 sqm
Land Area:	0.19 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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