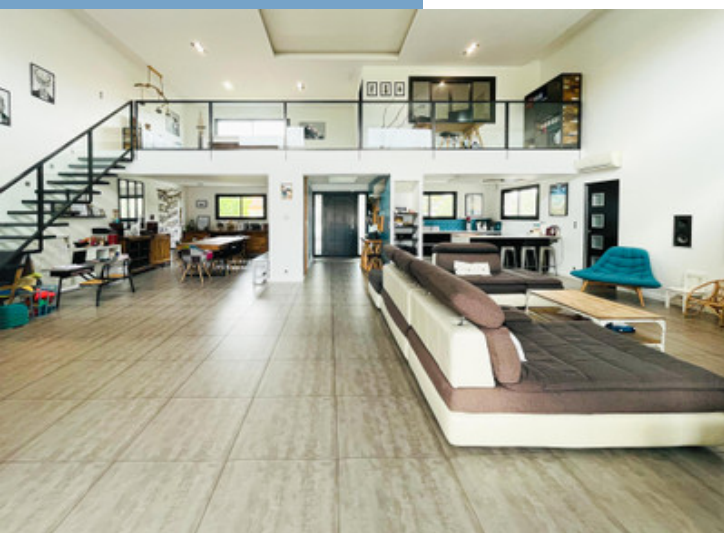




FOR SALE: HOUSE OF 250 M<sup>2</sup> ON A 2,130 M<sup>2</sup>  
PLOT. 100 M<sup>2</sup> GARAGE, 7 M X 7 M SWIMMING  
POOL, AND POOL HOUSE.

www.leggettprestige.com

FOR SALE: HOUSE OF 250  
M<sup>2</sup> ON A 2,130 M<sup>2</sup> PLOT.  
100 M<sup>2</sup> GARAGE, 7 M X 7 M  
SWIMMING POOL, AND  
POOL HO...



PROPERTY FACT FILE	
REFERENCE	A33550AK31
PRICE	€ 799,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	250 m <sup>2</sup>
LAND	2130 m <sup>2</sup>
TOWN	Mauzac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- In a street with no EXIT, in the QUIET.
- Toulouse city center: Accessible in 30 minutes.
- AIR / WATER heat pumps for ground and sanitary app
- Reversible air conditioning for the bedrooms.
- 

FOR SALE: HOUSE OF 250 M<sup>2</sup> ON A 2,130 M<sup>2</sup> PLOT.  
100 M<sup>2</sup> GARAGE, 7 M X 7 M SWIMMING POOL, AND POOL HO...

Ref : A33550AK3 I

UNIQUE SOUTH OF TOULOUSE, 30 minutes away  
Exceptional VILLA with swimming pool and large plot of land to discover!

Discover this spacious 250 m<sup>2</sup> home, perfect for accommodating your

## DESCRIPTION

Veranda with a solid roof and large bay windows facing the garden and pool, offering a stunning view and direct outdoor access.  
45 m<sup>2</sup> mezzanine, currently used as a billiard room and office, which can be adapted to your needs.

Bright 13 m<sup>2</sup> bedroom with built-in storage.

Bedroom Area:

18 m<sup>2</sup> master suite with private bathroom (double sink) and a spacious 8 m<sup>2</sup> walk-in closet.

14 m<sup>2</sup> bathroom featuring a bathtub, shower, and double sink for added convenience.

Additional Features:

Integrated audio system in the living room for an immersive experience.

Verisure security system with video surveillance for enhanced safety.

Laundry room and pantry, perfect for storage and organization.

Spacious 100 m<sup>2</sup> garage, ideal for multiple vehicles or as a workshop space.

Automatic irrigation system and well for garden maintenance.

Dedicated storage area for garden tools, lawnmowers, and equipment.

New air-to-water heat pump for underfloor heating and hot water.

Reversible air conditioning in the living room, veranda, and all three bedrooms for year-round comfort.

A truly exceptional home, combining comfort, functionality, and modernity, located in a calm and pleasant environment. This property is ideal for family life and hosting guests.

Education & Schools in the Area

The town offers several educational institutions for children of all ages:

Preschools & Elementary Schools

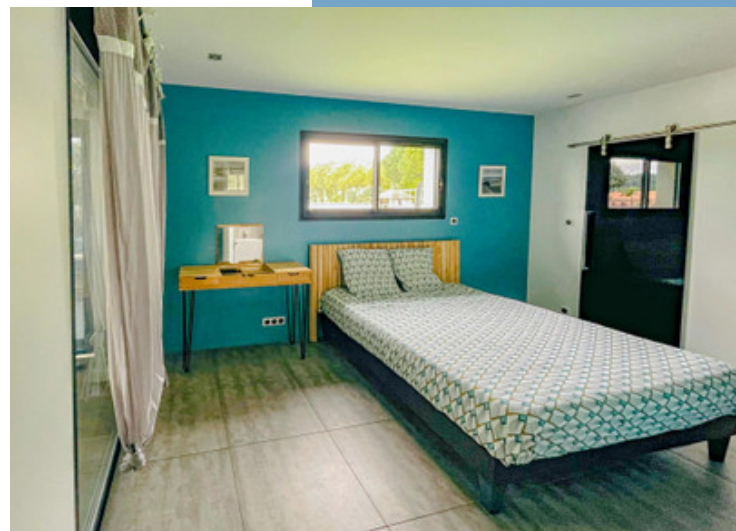
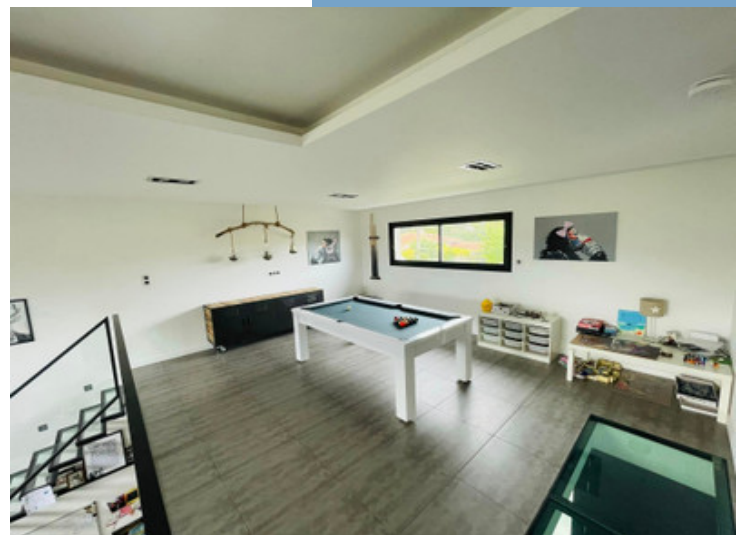
Public Preschool: Welcomes children from early to senior kindergarten, conveniently located near the town center.

Pu...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33550AK3I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

FOR SALE: HOUSE OF 250 M<sup>2</sup>  
ON A 2,130 M<sup>2</sup> PLOT, 100 M<sup>2</sup>  
GARAGE, 7 M X 7 M  
SWIMMING POOL, AND POOL  
HO...

Ref : A33550AK3 I

## ENERGIE-DPE

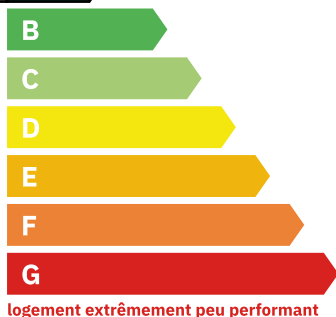
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

consommation (énergie primaire) émissions logement très performant

**56** | **1**  
kWh/m<sup>2</sup>/an kg CO<sub>2</sub>/m<sup>2</sup>/an **A**

24 kWh/m<sup>2</sup>/an  
d'énergie finale

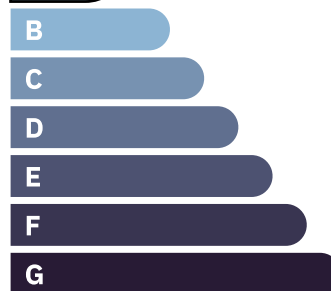
passoire  
énergétique



peu d'émissions de CO<sub>2</sub>

**A**

**1** kg CO<sub>2</sub>/m<sup>2</sup>/an



Property **Very efficient**  
Estimated annual energy costs  
between 1080 € and 1520€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A33550AK3 I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)