LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



FOR SALE: HOUSE OF 250 M² ON A 2,130 M² PLOT. 100 M² GARAGE, 7 M X 7 M SWIMMING POOL, AND POOL HOUSE.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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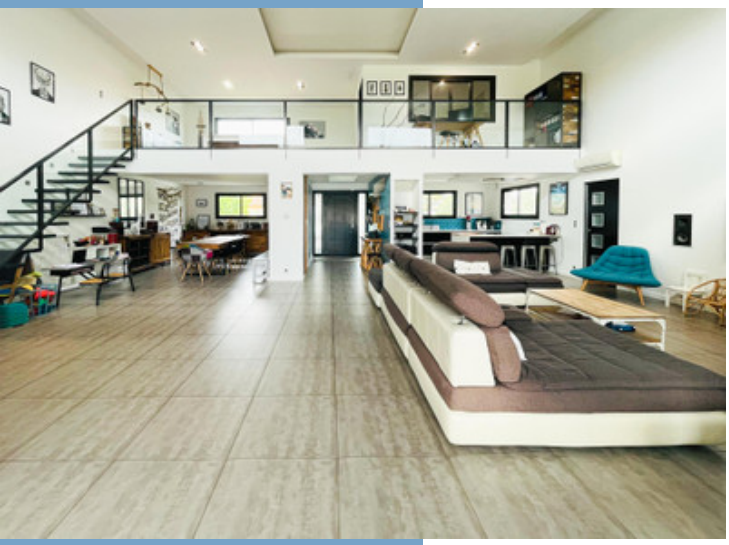




PROPERTY FACT FILE

REFERENCE	A33550AK31
PRICE	€ 769,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	250 m²
LAND	2130 m²
TOWN	Noé
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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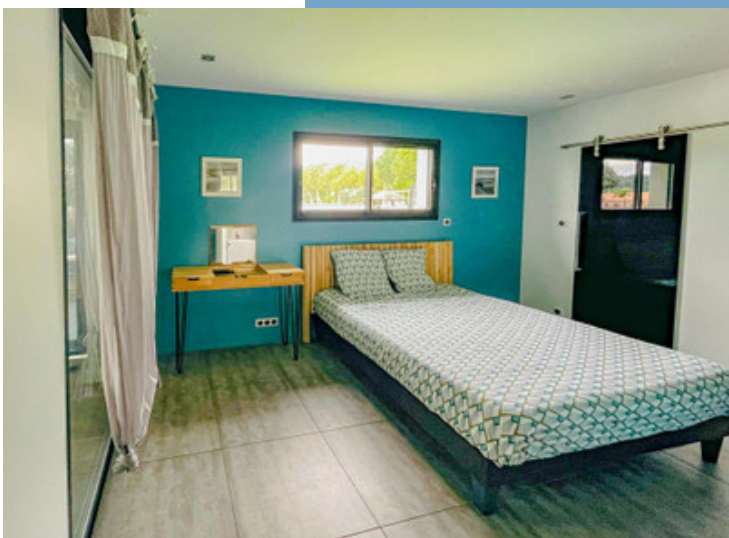
- In a street with no EXIT, in the QUIET.
- Toulouse city center: Accessible in 30 minutes.
- AIR / WATER heat pumps for ground and sanitary app
- Reversible air conditioning for the bedrooms.
-

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

Discover this spacious 250 m² 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 m² mezzanine, currently used as a billiard room and office, which can be adapted to your needs.
Bright 13 m² bedroom with built-in storage.
Bedroom Area:
18 m² master suite with private bathroom (double sink) and a spacious 8 m² walk-in closet.
14 m² 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 m² 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/A33550AK31
COMPLETE FILE AND PHOTO ON REQUEST

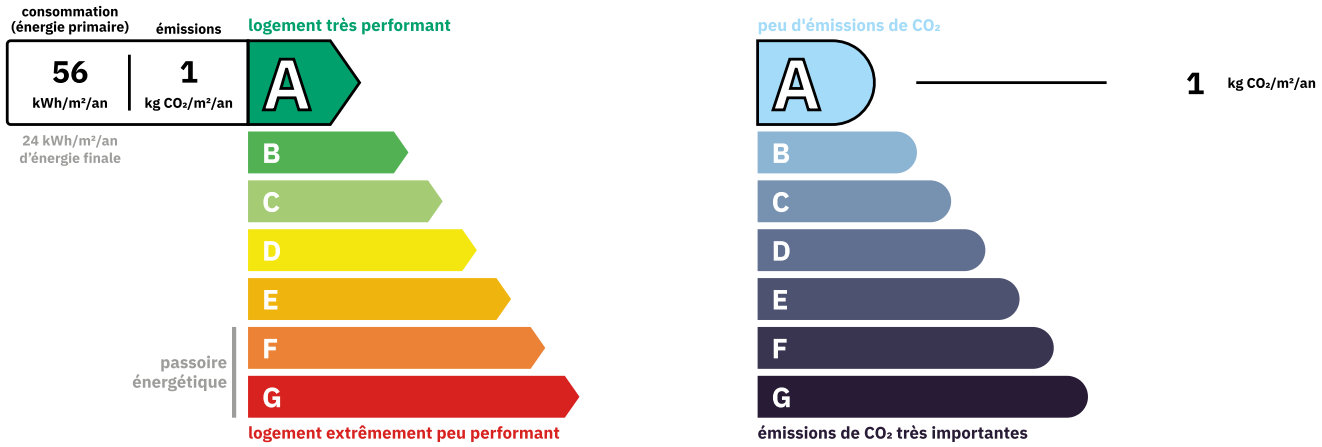
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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 exchangerates. 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 :A33550AK31
FILE COMPLETE AND PHOTOS ON REQUEST

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