



SINGLE-STOREY HOUSE OFFERING 238 M² OF LIVING SPACE, WITH A POOL, GARAGE, AND OFFICE, 1,250 M² PLOT.

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PROPERTY FACT FILE

| | |
|---------------|--|
| REFERENCE | A41212AK31 |
| PRICE | € 575,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 2 |
| ACCOMMODATION | 238 m ² |
| LAND | 1250 m ² |
| TOWN | Seilh |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Villa |
| CONDITION | |
| FEATURES | Swimming Pool, Mains Drains, Garage |

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



- Villa located in a very quiet residential area.
- Villa featuring a swimming pool with an immersed beach area.
- 20 minutes from Toulouse
- And only 5 minutes from the Seilh Golf Club.
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For sale – High-end villa just 20 minutes from Toulouse and 5 minutes from Seilh Golf Course.

Discover this superb contemporary villa built in 2009, nestled in a peaceful and residential environment. It offers 238 m² of living space on a beautifully landscaped 1,245 m² plot — ideal for a family seeking

DESCRIPTION

Exterior

Magnificent swimming pool with pool house

An immersed beach area, perfect for relaxing and ideal for young children who can safely enjoy the shallow zone as a paddling area

This is a recent, bright, and perfectly maintained villa located in a highly sought-after area at the gates of Toulouse.

It offers an excellent level of comfort and energy efficiency thanks to:

A ducted air-to-air heat pump providing heating and cooling throughout the home

Two wood-burning stoves, including one installed in 2025

Seven 3-kW photovoltaic panels, installed according to EDF standards, generating approximately 50% savings on electricity consumption

Transport information

Bus line 362 provides access to Toulouse (Purpan Hospital) in approximately 30 minutes, depending on the timetable, via a direct route

The Tisséo network app offers precise route planning and real-time schedules

The Airbus site in Blagnac is reachable by public transport: bus lines 362, 70, and others stop near the company's entrances

This location is particularly attractive for Airbus employees or visitors thanks to its easy and direct access

Schools nearby

Louise Michel School Group: Preschool + primary

Jules Ferry School Group: Preschool + primary

Germaine Tillion Middle School: Public collège

Shops & food services

Proximity to essential shops—grocery store, bakery, and local producers—is a real advantage for families or anyone seeking comfort and quality of life.

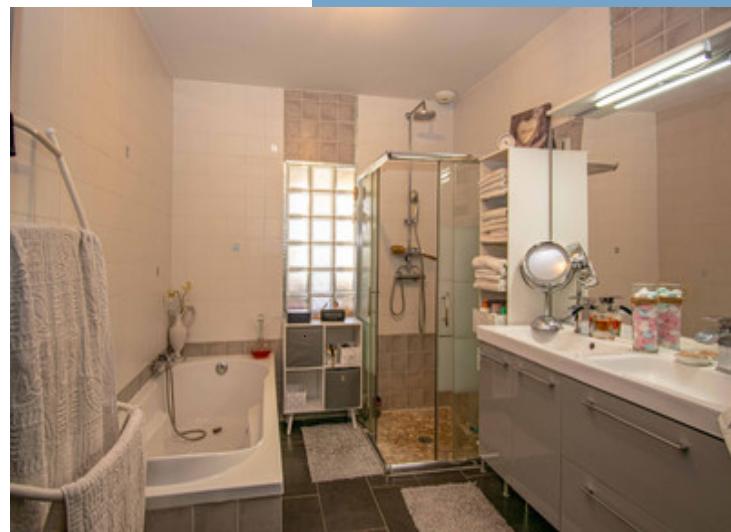
Notable nearby restaurants include:

Doma...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41212AK31>

COMPLETE FILE AND PHOTO ON REQUEST

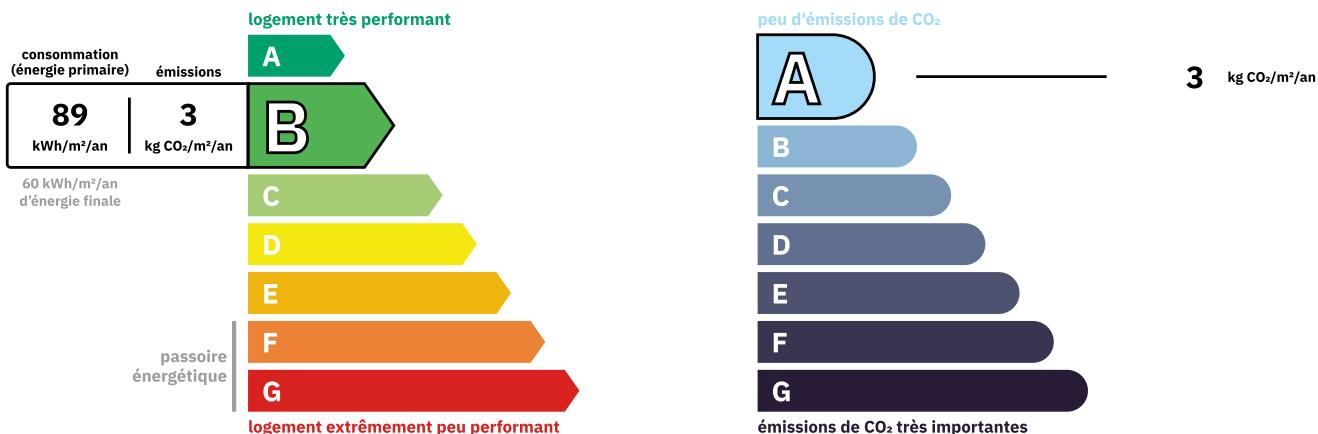


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ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 1400 € and 1970€ for 2023

NOTICE

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

I: 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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