

EXCEPTIONAL ARCHITECT-DESIGNED HOME – 604 M² OF LIVING SPACE IN THE HEART OF A 7,440 M² LANDSCAPED PARK

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PROPERTY FACT FILE

REFERENCE	A44608AK31
PRICE	€ 715,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	604 m²
LAND	7440 m²
TOWN	Toulouse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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





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- Exceptional Contemporary Home
- Underfloor heating powered by geothermal energy.
- Basement of over 170 m².
- south of central Toulouse.
-

EXCEPTIONAL ARCHITECT-DESIGNED HOME – 604 M² OF LIVING SPACE IN THE HEART OF A 7,440 M² LANDSCAP...

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A prime location, just 35 minutes south of central Toulouse.

Exceptional Architect-Designed Home – 604 m² of Living Space in the Heart of a 7,440 m² Landscaped Park



DESCRIPTION

The property features 8 generously proportioned bedrooms ranging from 20 m² to 54 m², all equipped with built-in wardrobes. Several bedrooms also benefit from their own private shower rooms, offering comfort and privacy for both family and guests.

The features and amenities are perfectly in keeping with the standing of this exceptional residence:

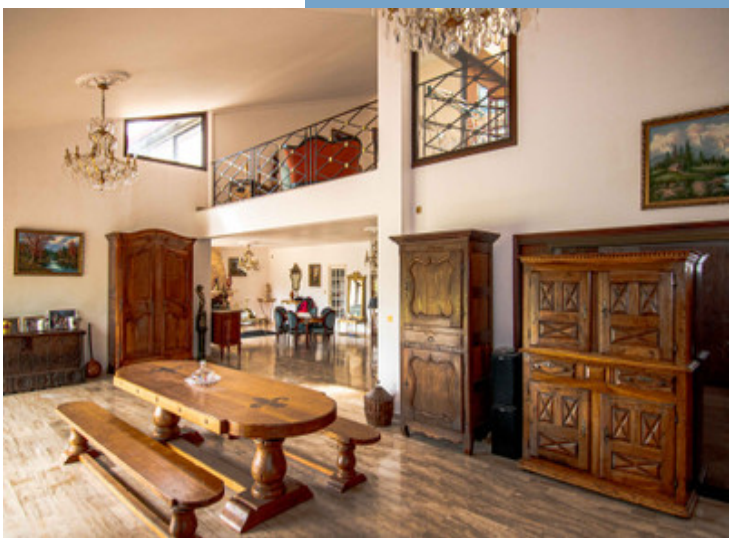
• Underfloor heating powered by geothermal energy
• Travertine flooring throughout, bringing elegance, natural coolness in summer, and a refined high-end finish
• Basement of over 170 m² (120 m² + 50 m²)
• Carport for 3 vehicles
• Enclosed garage for 2 cars
• Fully fenced grounds



This unique property combines remarkable architecture, exceptional volumes, quality features, and a privileged natural setting.

The property enjoys a prime location, offering the perfect balance between peaceful residential living and close proximity to essential amenities.

• Food shops: supermarkets, artisan bakeries, butcher shops, grocery stores, and local convenience shops within easy reach
• Local markets: traditional markets renowned for regional produce and Occitan specialities
• Restaurants & gastronomy: a wide selection of restaurants, brasseries, gourmet dining venues, and welcoming establishments
• Sporting activities: tennis, football and rugby clubs, fitness centres, equestrian facilities, cycling routes, and natural areas ideal for hiking
• Leisure activities: cinema, cultural associations, local events, and fami...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44608AK31

COMPLETE FILE AND PHOTO ON REQUEST

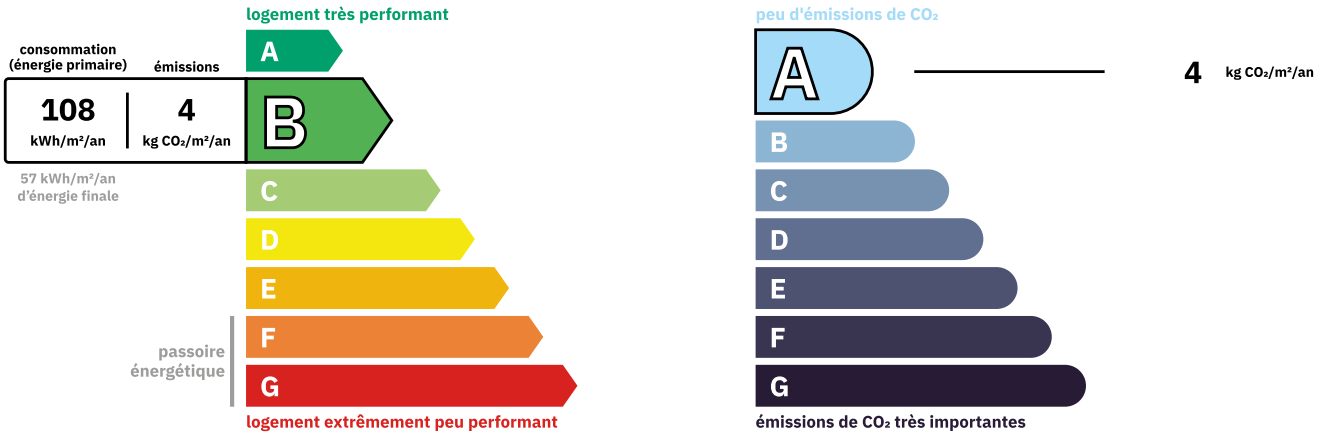
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 5910 € and 8060€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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