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## Five-Bedroom Home with View

**439 000 €** [ Fees paid by the seller ]



- Reference : AF26115
- Number of rooms : 6
- Number of bedrooms : 5
- Living space : 214 m<sup>2</sup>
- Land size : 4 800 m<sup>2</sup>
- Local taxes : 2 200 €



Located 50 mins south-west of Toulouse in a quiet neighbourhood close to all commerce and services is this superb architect designed home for sale offering 214m<sup>2</sup> of living space. There is a living room, dining room, fitted kitchen, five bedrooms, a bathroom, two washrooms and a spacious garage. Outside, a barbecue area augments the 4800m<sup>2</sup> of grounds including a pool. A splendid property with a view of the Pyrenees!

The door to the first floor opens to a cosy and welcoming hallway. Opposite is the dining and living room (58m<sup>2</sup>), both enjoying natural light and a spectacular view of the mountains. A wood burner adds a modern and cosy touch to this peaceful room. To the right of the entrance is the 11m<sup>2</sup> kitchen, fully fitted and equipped and tastefully decorated. Continuing on are two bedrooms (11m<sup>2</sup> & 16m<sup>2</sup>) and a toilet.

A superb wooden staircase leads down to a hallway serving a 13m<sup>2</sup> bedroom, and an 11m<sup>2</sup> bedroom with washroom which looks onto a small, leafy courtyard. There is also a 19m<sup>2</sup> master bedroom suite with walk-in wardrobe and 10m<sup>2</sup> bathroom with access to the terrace. Next is a 4m<sup>2</sup> washroom and a toilet. Still on this level is a 10m<sup>2</sup> laundry, 6m<sup>2</sup> larder, 4m<sup>2</sup> storage room and a 54m<sup>2</sup> double garage.

Outside, the luxuriant grounds enjoy a 10x4m pool and a wonderful view of the Pyrenees. You will enjoy cooking outside and long summer's evenings next to the pool. The location is simply amazing.

This superb home has been tastefully renovated with quality materials and there is no work to be planned for. The roof is covered in tile. There is excellent insulation. Windows are wooden framed and double glazed. Heating is provided by a heat pump system and solar panels which are partially autonomous. The property is connected to the sewage mains. A well is available and an integrated watering system with four zones.

This splendid property is close to all commerce and services, 50 mins from Toulouse and its airport, 1h from Spain and from skiing, 2h from the Atlantic coast and 2h30 from the Mediterranean coast.

**ENERGY CONSUMPTION : C (174)**

**GREENHOUSE GAS : A (5)**