



20 MINUTES FROM TOULOUSE ARCHITECT-DESIGNED SINGLE-STOREY VILLA  
WITH SWIMMING POOL.

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SELLING PRICE : 1 290 000 €

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## DESCRIPTION

Near Montastruc-La-Conseillère and 25 minutes from Blagnac airport, architect-designed villa and swimming pool built in 2022 with dominant views, in a quiet, wooded setting. This exceptional 200 m<sup>2</sup> house, set in 4500 m<sup>2</sup> of wooded grounds, is bright and airy and offers indoor/outdoor living thanks to its large sliding doors opening onto a lovely terrace and heated swimming pool.

It comprises a vast reception room with a top-of-the-range fitted kitchen opening onto the terrace. The parental area features a large bedroom with dressing room opening onto the patio with pergola and the terrace, as well as a bathroom.

The night space offers three beautiful bedrooms and a bathroom, and also leads to a sports room. A large study/library opening onto the terrace, a utility room and a garage complete this villa with its high quality features.

Plenty of storage space and ducted air conditioning.

This house is characterised by its elegance, modernity, comfort and perfect harmony with the surrounding countryside.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	200 m <sup>2</sup>
Land area (m2) :	-	room number :	8	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	A	Gaz consumption assessment :	-
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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NON-CONTRACTUAL INFORMATION

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