



TOULOUSE CÔTE PAVÉE DISTRICT, CONTEMPORARY VILLA WITH SWIMMING  
POOL AND GARAGE

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SELLING PRICE : 1 850 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

In the Côte Pavée district of Toulouse, close to the center, schools, shops, transport links and the future metro line, this contemporary 270 sqm villa on a 1,200 sqm plot offers comfort and modernity in a leafy, unoverlooked setting in absolute peace and quiet.

Designed by a renowned architect, this top-of-the-range villa combines bright, open spaces with elegant materials (wood, Cadaquès stone, Corten steel, Corian, waxed concrete).

The garden level comprises an entrance hall leading to a spacious, light-filled living room opening onto the terrace and swimming pool. This room features a lounge with fireplace and a dining area, followed by a separate, top-of-the-range fitted kitchen and a utility room.

At night, there are three beautiful bedrooms with dressing rooms, a bathroom and a shower room.

A beautiful staircase leads upstairs to a study, a large master suite comprising a bedroom with private terrace, a shower room and a large dressing room.

The south-facing garden, planted with trees, boasts a large terrace, a heated swimming pool and a jacuzzi.

A vast basement includes a 4-car garage, a sports room, a wine cellar with hygrometric system, a machine room and a utility room.

Underfloor heating, reversible air conditioning (PAC), integrated Sonos audio system, central vacuum system, roller shutters, plenty of storage space, alarm.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	272 m <sup>2</sup>
Land area (m2) :	-	room number :	7	Bedrooms :	4
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	B	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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