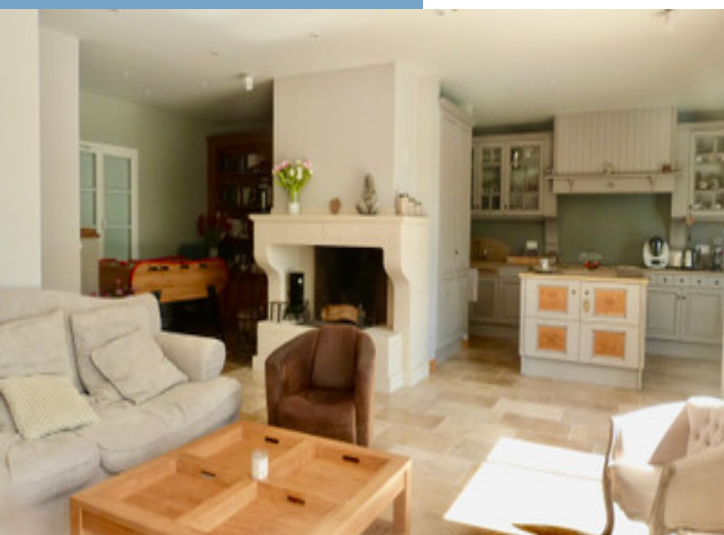




CONTEMPORARY 5 BEDROOM VILLA - SWIMMING POOL, LARGE GARDEN, DOUBLE GARAGE, FIREPLACE

CONTEMPORARY 5
BEDROOM VILLA -
SWIMMING POOL, LARGE
GARDEN, DOUBLE
GARAGE, FIREPLACE...



PROPERTY FACT FILE	
REFERENCE	A23958VLR3I
PRICE	€ 875,000 £ 752,981* <small>*agency fees included: 3 % TTC to be paid by the buyer (850 500 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	284 m²
LAND	3000 m²
TOWN	Lévigac
DEPARTMENT	Haute_Garonne
LOCATION	0-2KM to amenities
TYPE	Maison familiale, Villa
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Modern villa with Provence charm
- Outstanding materials
- Location and view, large garden
- Serenity and calm
- High energy efficiency : DPE B!

CONTEMPORARY 5
BEDROOM VILLA -
SWIMMING POOL, LARGE
GARDEN, DOUBLE
GARAGE, FIREPLACE...

Ref : A23958VLR31

This modern villa, set in grounds planted with fruit trees, combines efficiency and charm for a living in harmony with the environment: a vast, bright, south-facing living room, a large travertine stone terrace surrounding the swimming pool, bordered by a "jardin d'hiver" and a sheltered terrace, 5 bedrooms, all with en suite shower rooms,

DESCRIPTIF

In the heart of a village near Lévignac, this superb 2-storey villa of 284m² has been carefully designed, combining sobriety and elegance, charm and modernity.

From the entrance hall, with its plunging view over the swimming pool and the first valleys of the Gers, the bespoke staircase in Beaulieu stone leads to the first floor, where there is a landing room and 3 bedrooms with en suite shower rooms and WCs, 2 of which have dressing rooms.

On the ground floor, a huge living room is flooded with light and features a salon with a magnificent custom-built white Estailade stone poly-flame fireplace, a large "bibliothèque" (bookcase) made to measure in solid wood, and a "kitchen/dining area", also custom-built, equipped with all appliances, opening onto the large travertine terrace and the swimming pool via a large French window, the winter garden, and on its other side, the storeroom, the laundry room and the double garage with its workshop.

Next to the library area is a 4th bedroom with en suite shower room, currently used as an office.

On the other side of the entrance hall is a suite, with access via a large bay window onto the terrace and swimming pool, a walk-in dressing room and a superb shower room with double washbasin and walk-in shower, as well as the ground floor toilet.

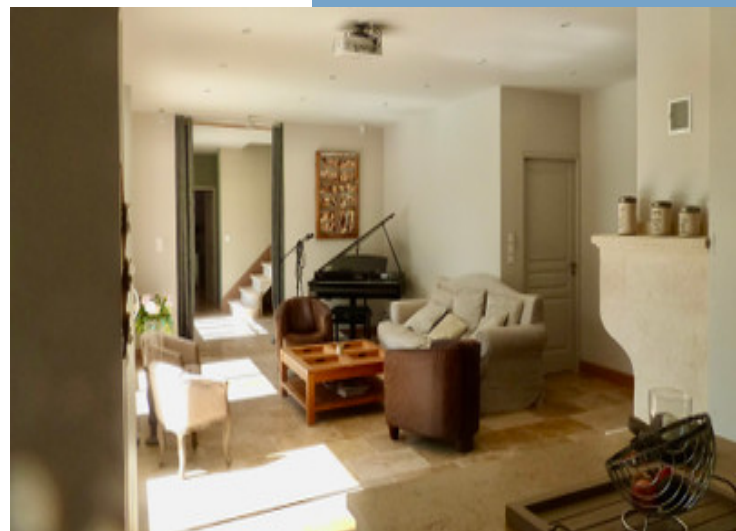
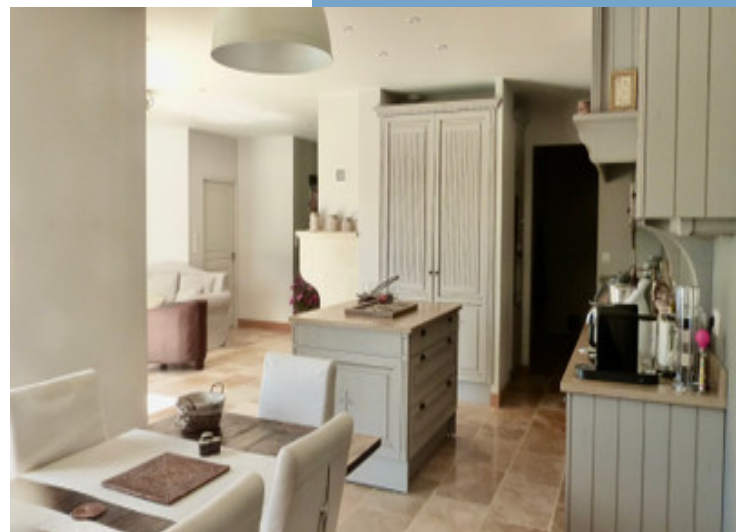
Adjacent to the double garage and its motorised door, a workshop room leads to a second terrace alongside the house.

From the terraces, a wide staircase leads down to the garden with its orcha

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23958VLR31>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

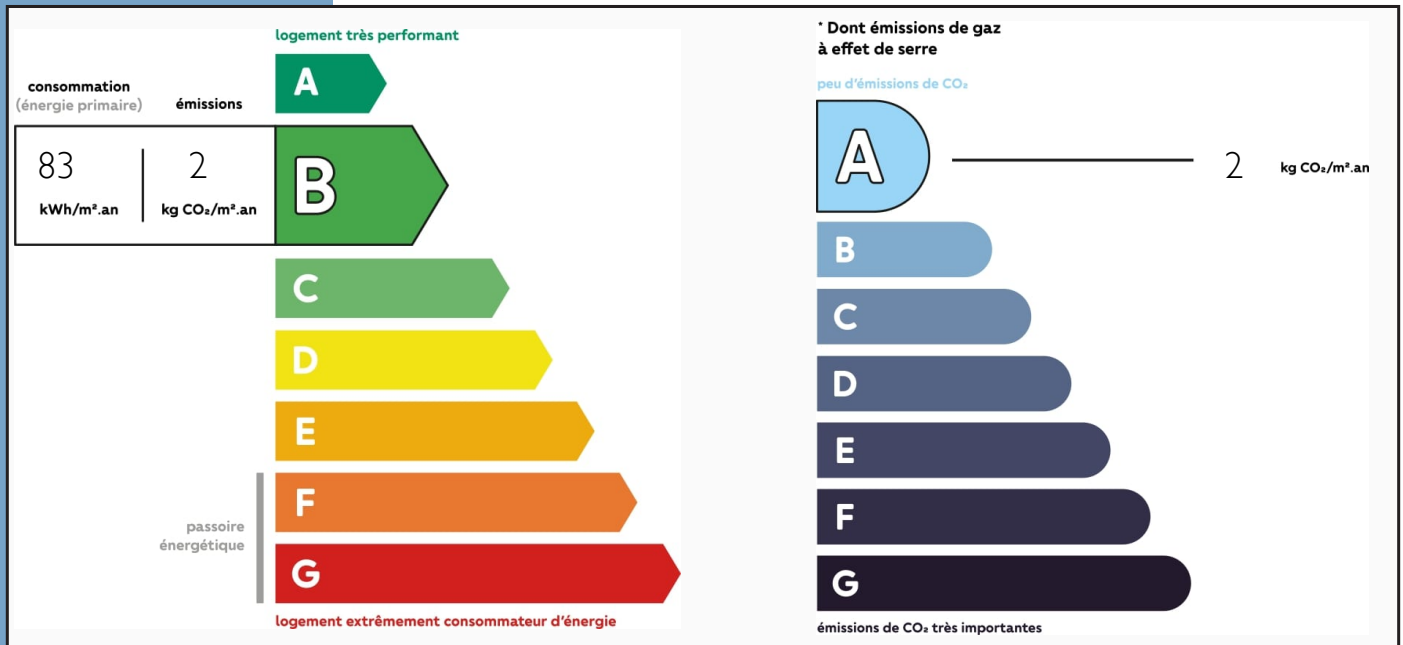
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CONTEMPORARY 5
BEDROOM VILLA - SWIMMING
POOL, LARGE GARDEN,
DOUBLE GARAGE, FIREPLACE

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

Ref : A23958VLR3I

ENERGIE-DPE



NOTICE

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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

Réf :A23958VLR3I
FILE COMPLETE
AND PHOTOS
ON REQUEST

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