



RECENT CONTEMPORARY HOUSE OF 284 M<sup>2</sup> ON  
A 2,600 M<sup>2</sup> PLOT WITH A SWIMMING POOL,  
POOL HOUSE, AND GARAGE.

RECENT CONTEMPORARY  
HOUSE OF 284 M<sup>2</sup> ON A  
2,600 M<sup>2</sup> PLOT WITH A  
SWIMMING POOL, POOL  
HOUSE, AND GARAG...



PROPERTY FACT FILE	
REFERENCE	A35226AK31
PRICE	€ 870,000 £ 720,012* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	284 m <sup>2</sup>
LAND	2600 m <sup>2</sup>
TOWN	Carbonne
DEPARTMENT	Haute_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- A Rare and Highly Sought-After Property
- In a quiet setting with a view of the Garonne Vall
- Large 2,600 m<sup>2</sup> plot
- South of Toulouse
- 

RECENT  
CONTEMPORARY HOUSE  
OF 284 M<sup>2</sup> ON A 2,600 M<sup>2</sup>  
PLOT WITH A SWIMMING  
POOL, POOL HOUSE,  
AND GARAG...  
Ref : A35226AK3 I

## RARE & HIGHLY SOUGHT-AFTER PROPERTY – CONTEMPORARY HOUSE SOUTH OF TOULOUSE

Stunning views of the Garonne Valley | 284 m<sup>2</sup> | High-end amenities

## DESRIPTIF

A comfortable sleeping area:  
Two bedrooms of 14 m<sup>2</sup> with built-in closets.  
Elegant bathroom (11 m<sup>2</sup>).  
Independent dressing room.  
Separate toilet.  
Practical spaces and outbuildings:  
Pantry and second kitchen for optimal comfort.  
Functional laundry room.  
Large garage (51 m<sup>2</sup>).  
A floor dedicated to comfort and privacy:

Master suite (28 m<sup>2</sup>) with shower room, dressing room, bay window,  
and terrace.  
Additional bedroom (15 m<sup>2</sup>) with closet.  
Modern shower room (8.4 m<sup>2</sup>).  
Office space or game room (8 m<sup>2</sup>).  
An eco-efficient and connected home:  
Underfloor heating by heat pump & reversible air conditioning.  
Wood stove in the dining room.  
6 m<sup>2</sup> of solar panels for personal consumption.  
Integrated watering system.  
A robotic lawnmower, perfect for maintaining this magnificent lawn.

Exteriors and equipment:  
Heated swimming pool (9 m x 4 m) with submerged electric shutter.  
Carport 35 m<sup>2</sup> | Workshop & cellar 35 m<sup>2</sup>.

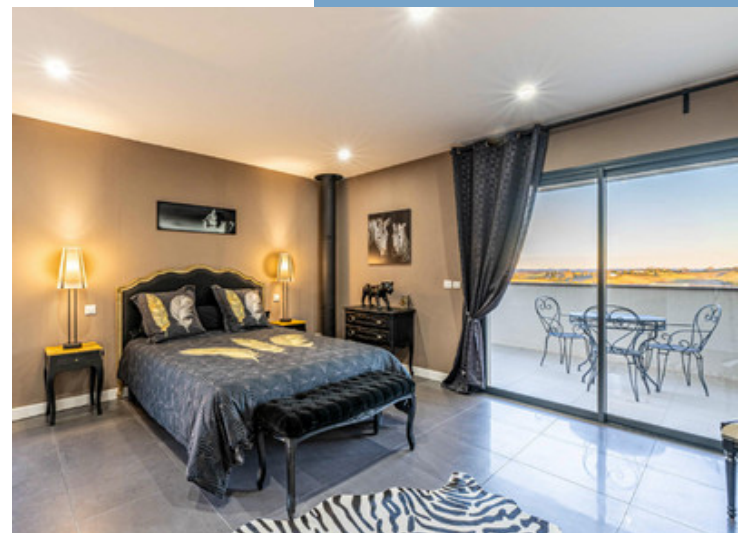
A privileged location:  
Immediate proximity to Carbonne: shops, market, schools, medical  
services.  
Quick access to the A64 & TER Occitanie line □ Toulouse in 35 min.  
Only 1h40 from the first ski resorts of the Pyrenees.  
An ideal location:

Located south of Toulouse, this house benefits from a quiet and green  
environment, while being close to amenities and roads.

In summary, this contemporary house offers:

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A35226AK3 I>

COMPLETE FILE AND PHOTO ON REQUEST

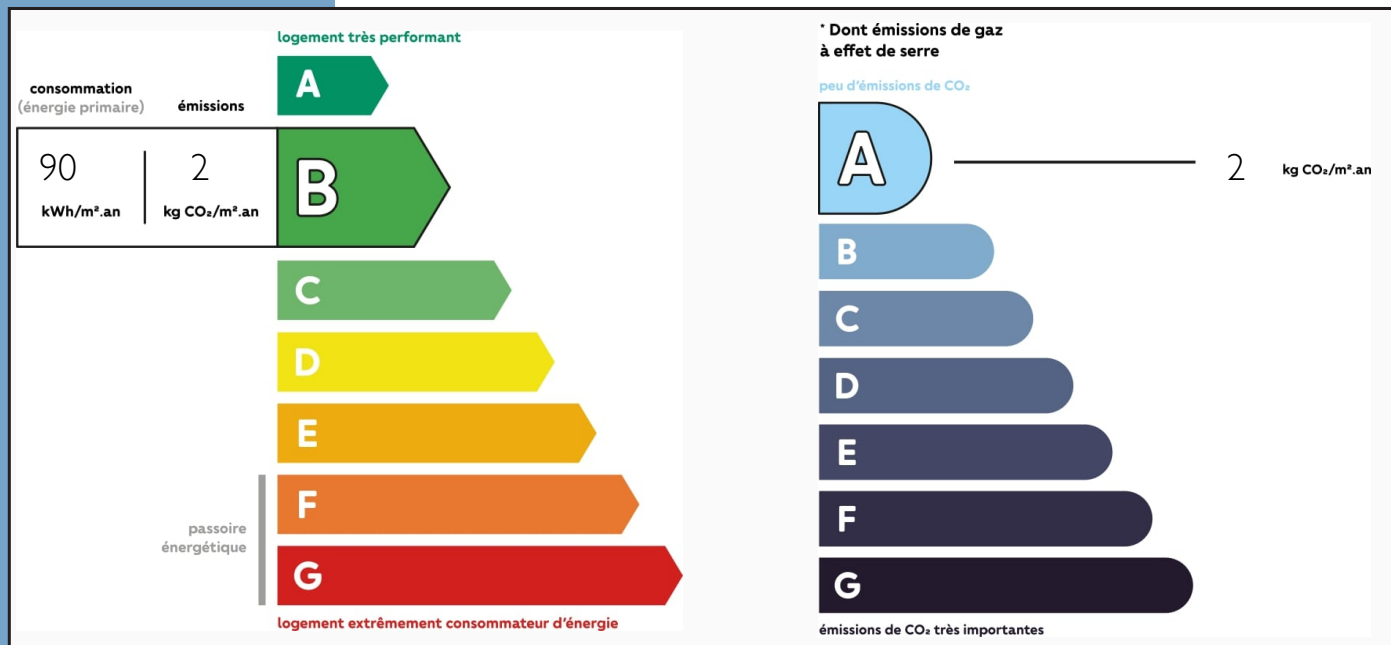


RECENT CONTEMPORARY HOUSE OF 284 M<sup>2</sup> ON A 2,600 M<sup>2</sup> PLOT WITH A SWIMMING POOL, POOL HOUSE, AND GARAG...

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

Ref : A35226AK3 I

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf :A35226AK3 I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)