



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.



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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
- 

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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:

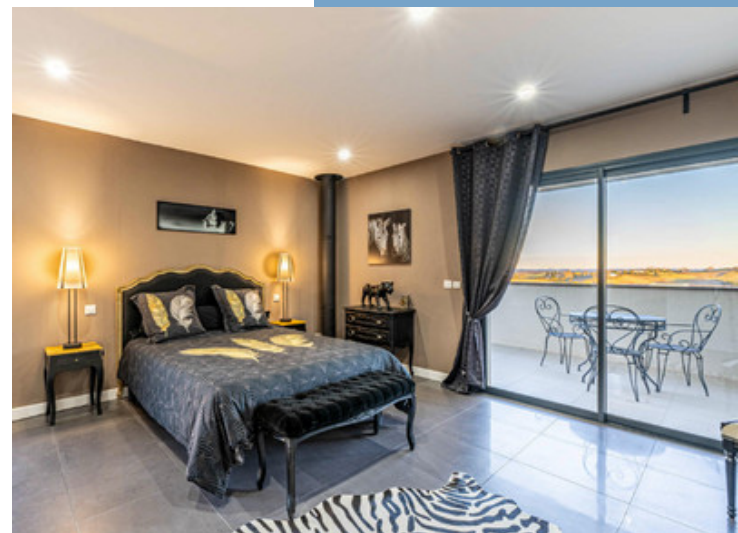
Located south of Toulouse, this house benefits from a quiet and green environment, while being close to amenities and roads.

In summary, this contemporary house offers:

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

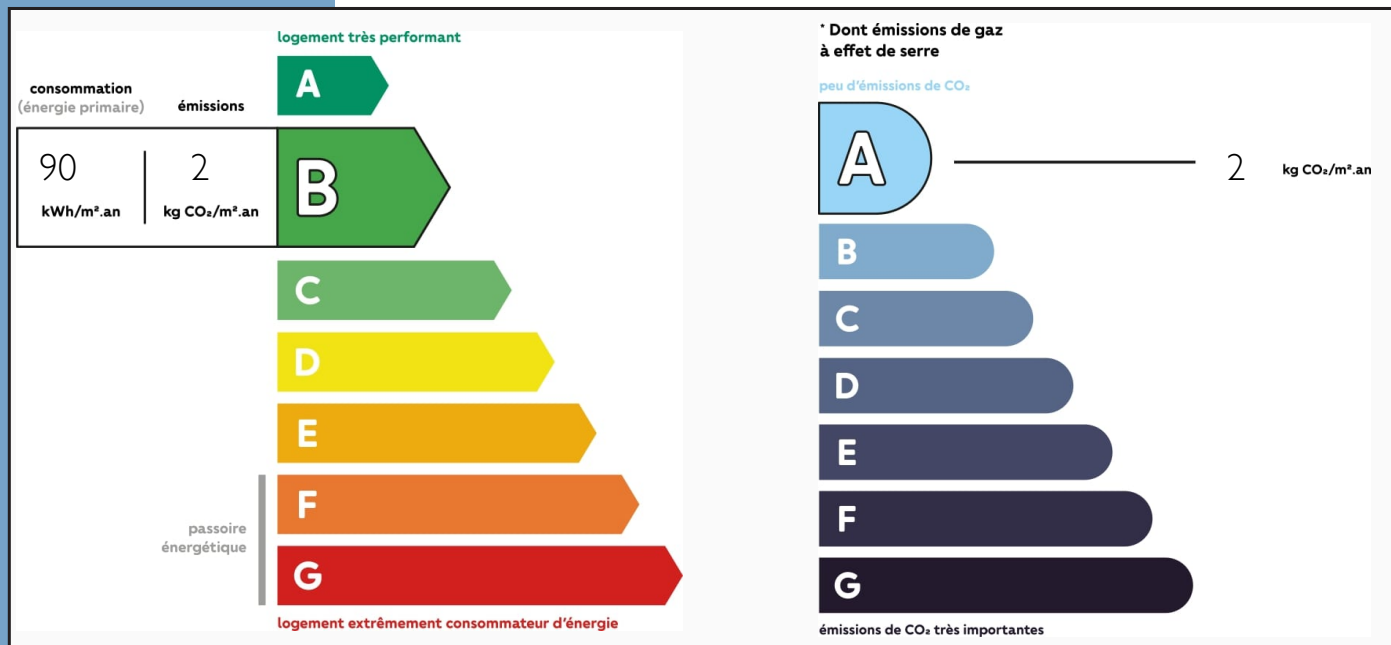


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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