



RECENT CONTEMPORARY HOUSE OF 284 M² ON
A 2,600 M² 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 ²
LAND	2600 m ²
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 m² plot
- South of Toulouse
-

RECENT
CONTEMPORARY HOUSE
OF 284 M² ON A 2,600 M²
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 m² | High-end amenities

DESRIPTIF

A comfortable sleeping area:
Two bedrooms of 14 m² with built-in closets.
Elegant bathroom (11 m²).
Independent dressing room.
Separate toilet.
Practical spaces and outbuildings:
Pantry and second kitchen for optimal comfort.
Functional laundry room.
Large garage (51 m²).
A floor dedicated to comfort and privacy:

Master suite (28 m²) with shower room, dressing room, bay window,
and terrace.
Additional bedroom (15 m²) with closet.
Modern shower room (8.4 m²).
Office space or game room (8 m²).
An eco-efficient and connected home:
Underfloor heating by heat pump & reversible air conditioning.
Wood stove in the dining room.
6 m² 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 m² | Workshop & cellar 35 m².

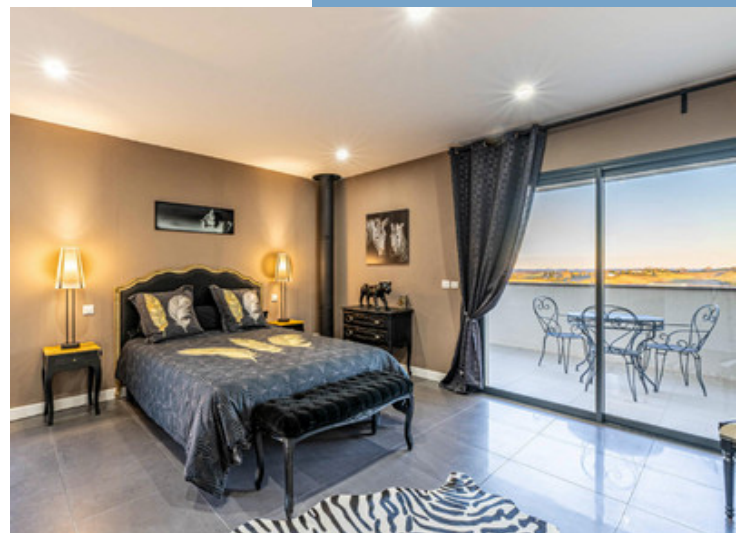
A privileged location:
Immediate proximity to Carbonne: shops, market, schools, medical
services.
Quick access to the A64 & TER Occitanie line □ Toulouse in 35 min.
Only 1h40 from the first ski resorts of the Pyrenees.
An ideal location:

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

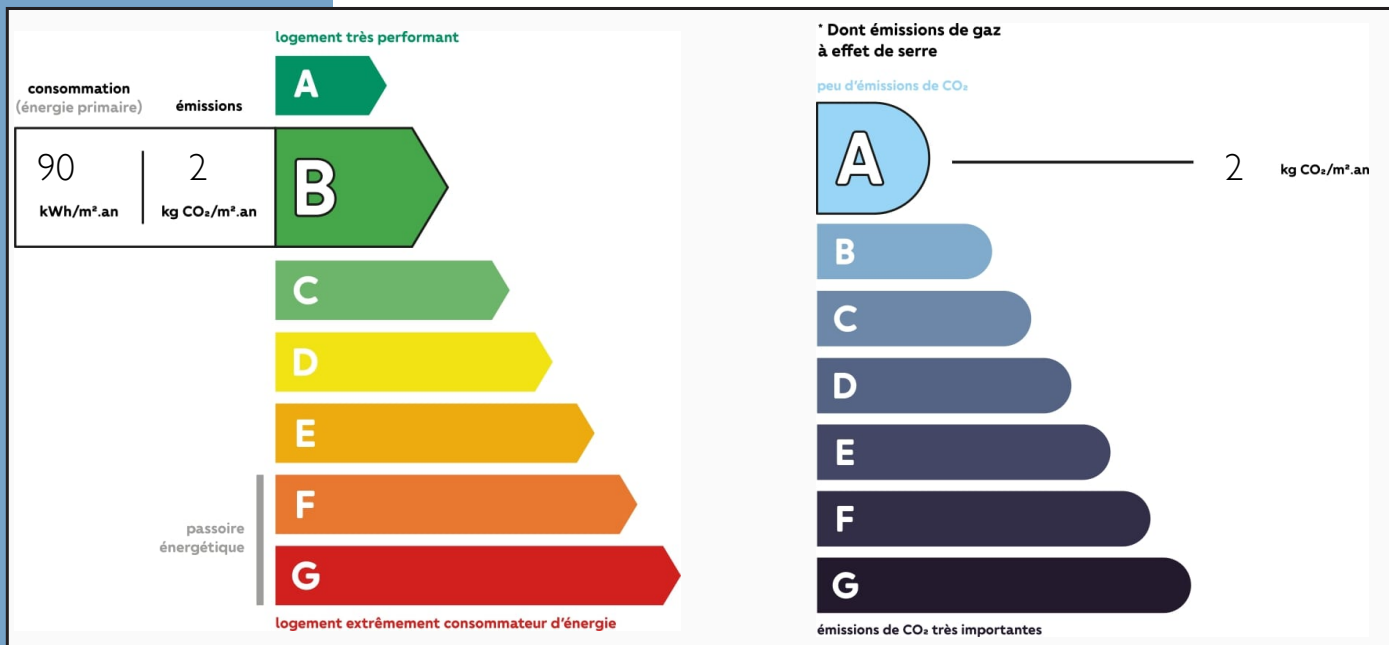


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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