



EXCEPTIONAL ARCHITECT-DESIGNED HOME –  
604 M<sup>2</sup> OF LIVING SPACE IN THE HEART OF A  
7,440 M<sup>2</sup> LANDSCAPED PARK

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7,440 M<sup>2</sup> LANDSCAP...



## PROPERTY FACT FILE

REFERENCE	A44608AK31
PRICE	€ 715,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	604 m <sup>2</sup>
LAND	7440 m <sup>2</sup>
TOWN	Cazères
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

\*Price based on current exchange rate which is subject to change



- Exceptional Contemporary Home
- Underfloor heating powered by geothermal energy.
- Basement of over 170 m<sup>2</sup>.
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Exceptional Architect-Designed Home – 604 m<sup>2</sup> of Living Space in the Heart of a 7,440 m<sup>2</sup> Landscaped Park

Set in a privileged environment, hidden from view and offering complete privacy, discover this sumptuous architect-designed property

## DESCRIPTION

The property features 8 generously proportioned bedrooms ranging from 20 m<sup>2</sup> to 54 m<sup>2</sup>, all equipped with built-in wardrobes. Several bedrooms also benefit from their own private shower rooms, offering comfort and privacy for both family and guests.

The features and amenities are perfectly in keeping with the standing of this exceptional residence:

- Underfloor heating powered by geothermal energy
- Travertine flooring throughout, bringing elegance, natural coolness in summer, and a refined high-end finish
- Basement of over 170 m<sup>2</sup> (120 m<sup>2</sup> + 50 m<sup>2</sup>)
- Carport for 3 vehicles
- Enclosed garage for 2 cars
- Fully fenced grounds

This unique property combines remarkable architecture, exceptional volumes, quality features, and a privileged natural setting.

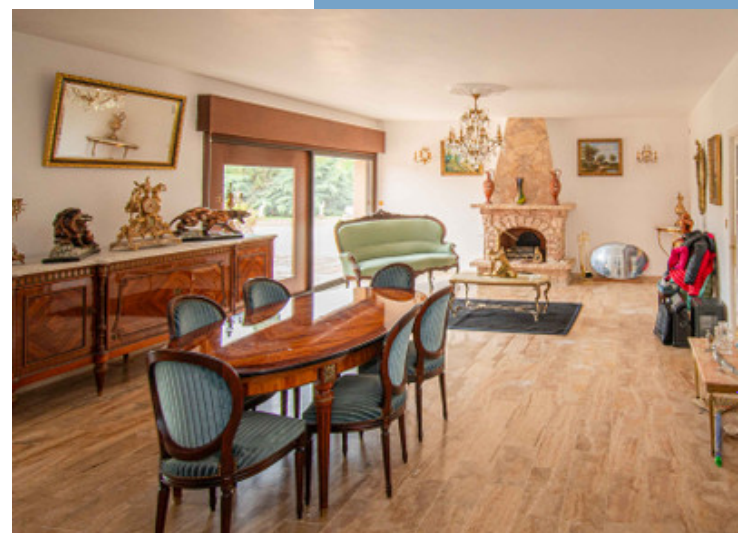
The property enjoys a prime location, offering the perfect balance between peaceful residential living and close proximity to essential amenities.

- Food shops: supermarkets, artisan bakeries, butcher shops, grocery stores, and local convenience shops within easy reach
- Local markets: traditional markets renowned for regional produce and Occitan specialties
- Restaurants & gastronomy: a wide selection of restaurants, brasseries, gourmet dining venues, and welcoming establishments
- Sporting activities: tennis, football and rugby clubs, fitness centres, equestrian facilities, cycling routes, and natural areas ideal for hiking
- Leisure activities: cinema, cultural associations, local events, and fami...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44608AK31>

COMPLETE FILE AND PHOTO ON REQUEST

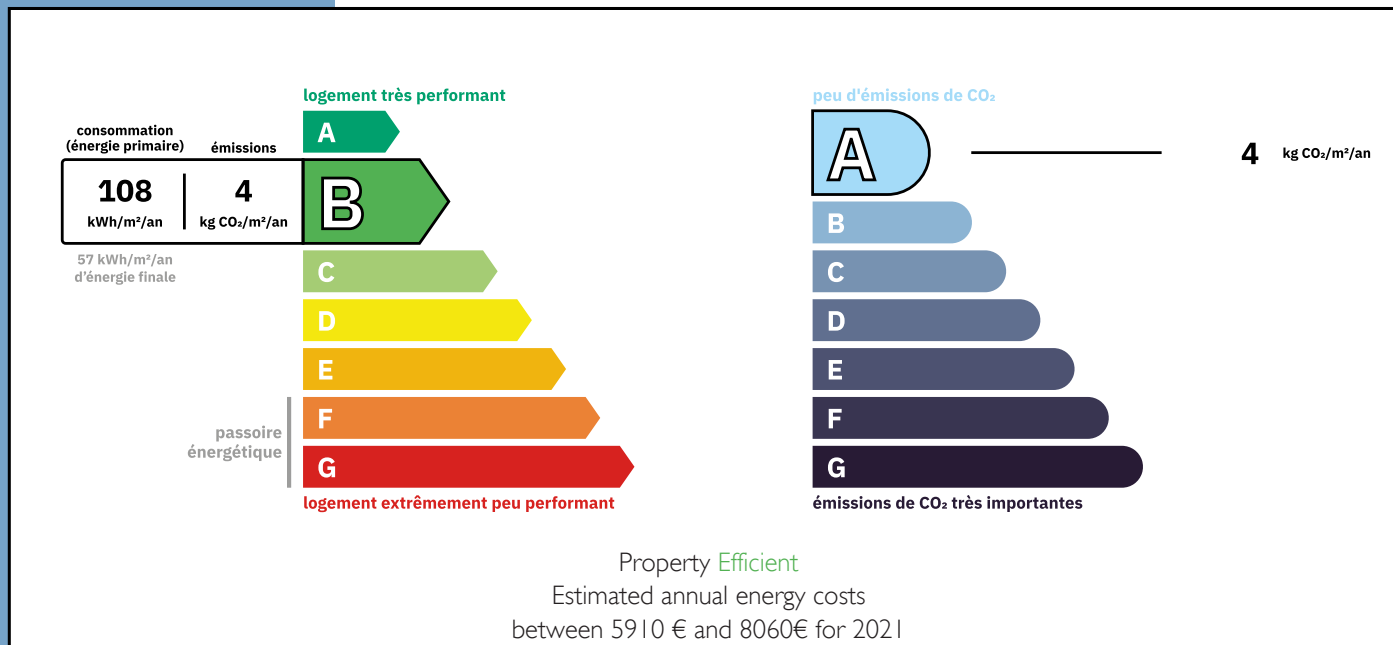


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LANDSCAP...

Ref : A44608AK3 I

## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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