



Christian SAUNIER  
CAPIFRANCE

## Contemporary house

REVEL (31)

**525 000 €\***

\* Agency fees to be paid by the seller



215 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

In the south of Haute Garonne, in the town of Revel, near Lake Saint Féréol, superb architect-designed house from 1996, quietly located in a suburban area, near the city center. The house develops a living area of 215 m<sup>2</sup>. On the ground floor, a large entrance with cupboards, a beautiful fitted kitchen with terrace access under a 30m<sup>2</sup> veranda with barbecue, air conditioning, and direct access to the swimming pool, a living room of 50 m<sup>2</sup> with several bay windows, fireplace with insert, a clearing hall which serves, an office, 2 bedrooms, a large bathroom, a toilet, a dressing room, numerous cupboards. Upstairs: 3 beautiful bedrooms with fitted wardrobes, access to terraces, shower room, WC. The house has a large full basement that can be partly converted into living space, with a large 3-car garage, a wine cellar, a pantry, a workshop, a boiler room with city gas boiler, a games room. The whole on a closed and raised ground of 2680m<sup>2</sup>, with large swimming pool of 10x4 salt treatment, filtration with sand, a space beach of approximately 100m<sup>2</sup> with external shower, pool house. The land includes a large car park, a lawn area with orchard, well, all perfectly maintained. The quality house has interior and exterior insulation, all joinery is aluminum, electric shutters, double glazing, central vacuum, low temperature underfloor heating. Equipped with fiber. Rare and high quality product. A must see Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Christian SAUNIER**

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Agent

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CASTRES

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 810832

Property type ..... Contemporary house

Year of construction ..... 1996

Exposure ..... TRAVERSANT E-W

View ..... Vue dégagée, sur Jardin, sur Ville

### SURFACES

Living space ..... 215 m²

Living room surface ..... 50 m²

Land surface ..... 2680 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 1

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 117

GES ..... 16

### APPENDIX

Parking ..... couvert

Parking space ..... 3

Garage ..... 3

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... gaz

Kitchen ..... équipée

Swimming-pool ..... Yes



CAPIFRANCE  
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RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle