



Contemporary house

AVIGNONET LAURAGAIS (31)

599 000 €*

* Agency fees to be paid by the seller



210 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Nestled on a promontory with a breathtaking view of the Pyrenees chain, 10mins from Villefranche de Lauragais, and 30mins from Toulouse, this sublime contemporary villa will captivate you with its generous volumes, its pleasant living, and its high quality materials.

We will start the visit on the ground floor which opens onto a large living room of 68m² with its cathedral ceiling over 5m high, with a metal passageway giving access to the sleeping area.

A fully equipped kitchen of more than 18m² and its pantry.

A parental suite composed of its bedroom, its bathroom and its independent dressing room.

A second bedroom opening onto the swimming pool with a remarkable view, which can be used as an office, which will invite you to think or reflect.

Also on this level, a laundry room and a room that could be a 26m² music studio, where the air/water thermodynamic boiler is located, which supplies the underfloor heating throughout the house.

Upstairs, the corridor leads to 3 beautiful, very bright bedrooms, with cupboards in each of them. A separate bathroom and access to the large 38m² garage that can easily accommodate two cars.

The set on a plot of land on which the terraces of more than 70m² in total surround the swimming pool of 10m X 5m, and facilitates access to the summer kitchen and the technical room. No work needed, high quality villa, maintained and neat. Ideal large family with ascendants or descendants, liberal profession. It is a very rare property in the area, a sure favorite, call me quickly! Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847440

Property type Contemporary house

Year of construction 2010

Exposure South

Vue dégagée, Panoramique, sur Montagne, sur
Piscine

SURFACES

Living space 210 m²

Living room surface 70 m²

Land surface 2566 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 3

Washrooms 1

Terrace 1

DPE/GES

DPE 90

GES 4

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité économique

Heater pompe à chaleur

Kitchen américaine

Swimming-pool Yes



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