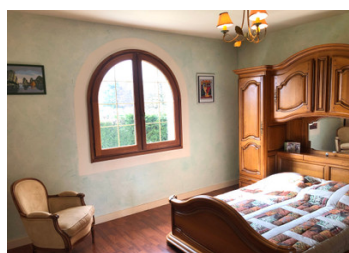


Spacious family house with garden and heated swimming pool. Only 1 hour from Toulouse in a quiet area.



INFORMATION

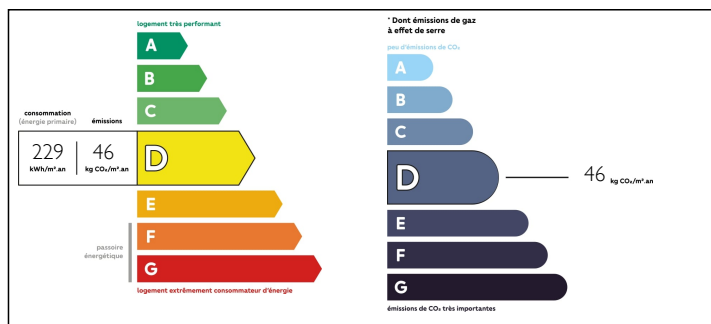
Town:	Cazères
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	204 m2
Plot Size:	6221 m2



IN BRIEF

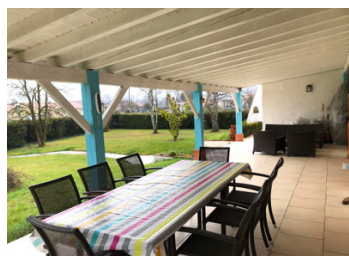
Only 1h from Toulouse and its airport, in a really lovely area - large family house with swimming pool, tennis court and park. Near the centre of Cazères with quick access to the A64, in an exceptional and peaceful area. View to the Pyrenees. This spacious, tastefully renovated, family house of 204m2 offers 6-7 rooms on two levels, 4-5 bedrooms, 2 bathrooms, 3 WC, separate fitted kitchen, and living room with fireplace. In the basement - garage, laundry room and air-conditioned cellar. With heated swimming pool 45m2, pool house workshop 43m2, tennis court to rehabilitate, vegetable garden, outdoor parking and grounds.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2600 EUR

NOTES

DESCRIPTION

On the ground floor:

A large covered terrace

A wide and comfortable entrance with direct access to all

spaces interior and exterior (the pool, tennis court and

garden) with access to the basement

A spacious living room - living room, reading area, double

fireplace

A large kitchen fully equipped and with a granite worktop

3 comfortable bedrooms with cupboards

A bathroom with WC, and second WC

Upstairs:

A large bedroom

A TV corner, which could be suitable for other use

A comfortable bathroom with WC

Basement (77 m²) :

a laundry area,

a 55 m² garage

an air-conditioned cellar

Outside :

chlorine treated heated swimming pool with infrared peripheral alarm, a tennis court to rehabilitate, pool house and

workshop 43m²,

vegetable garden, outdoor parking, electric gate, landscaped

grounds planted with trees.

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