

New modern house, all comfort, quality services of 220 m2 with swimming pool terrace pool house pergola and outbuildings on a plot of 2000 m 2 landscaped,...



INFORMATION

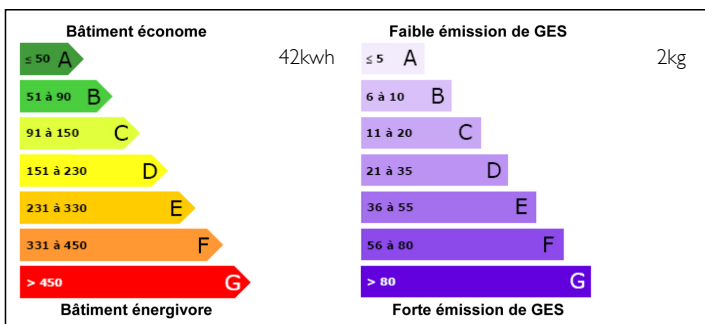
Town:	CARBONNE
Department:	Haute Garonne
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	2000 m2



IN BRIEF

Magnificent property of 220 m2, 5 bedrooms ,2 bathrooms, large living room open kitchen, high quality services, year of manufacture 2014 ,an independent studio with shower room and kitchen around the pool, another annex of 40m2 can accommodate, office ,leisure rooms see same apartment T2 . On a 2000 m2 plot of land entirely grassed, fenced, planted with trees and integrated watering and its well. Located in the countryside between Carbonne and Muret, 5 minutes from the A 64 and all amenities (schools, shops, etc.) and 30 minutes from Toulouse, calm and a good life guaranteed! Property consisting of 3 buildings

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.



DESCRIPTION

The house of 140 m² is composed of: 1 living room of 53.38 m² with open kitchen (work surface and granite sink) Cellar of 5.53 m². A 30 m² master suite (11.87 m² bedroom, 7.77 m² fully equipped dressing room and 10 m² bathroom with bathtub and Italian shower).

On the children's side, 3 bedrooms of 11.95 m², 11.95 m² and 10.29 m² with bathroom of 8.37 m². A 40 m² cover pool with:

1 bedroom and shower room, fully equipped summer kitchen with indoor barbecue, sink etc. and technical room.

- The 3rd building of 40 m² is entirely converted into 2 rooms of 20 m²: currently a sports hall and used as a garage but which can be used as a dwelling (entirely tiled).

All buildings are equipped with reversible air conditioning, alarm, camera and protective gas.

Swimming pool of 9m x 4m50 fully automated, with an electric submerged curtain, surrounded by an exotic wooden terrace, also against the house a terrace of 40 m² in stone and covered with a bio-climatic pergola (lighting on the periphery, rotating roof panels and sun protection curtains.)

Superb house, economical, all the materials chosen are of high quality, very nice service no work to be planned.

The garden is tastefully designed and provides rest and serenity, overlooking the Pyrenees.

Around the 9 m by 4m50 green swimming pool are the screw rooms, a large 40m² terrace tiled in stone and its pergola, the perfect summer kitchen...

LOCAL TAXES

Taxe foncière: 1242 EUR

Taxe habitation: 862 EUR

NOTES