LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33550AK31 Price: 769 000 EUR

agency fees to be paid by the seller

For sale: House of 250 m on a 2,130 m plot. 100 m garage, 7 m x 7 m swimming pool, and pool house.







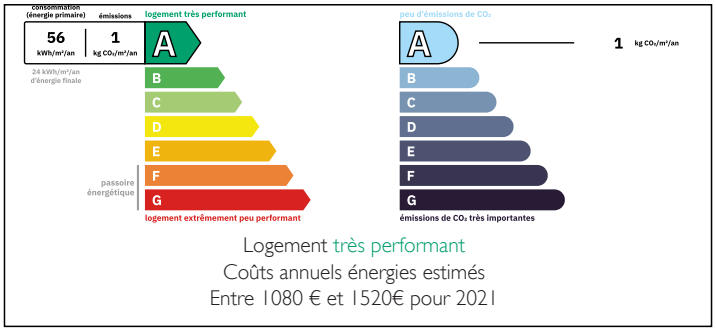








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1080 € et 1520€ pour 2021

INFORMATION

Town:	Noé
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	2130 m2

IN BRIEF

UNIQUE SOUTH OF TOULOUSE, 30 minutes away
Exceptional VILLA with swimming pool and large plot of land to discover!

Discover this spacious 250 m² home, perfect for accommodating your family and projects. Nestled on a generous 2,130 m² plot, it offers a pleasant and peaceful living environment, ideal for relaxation and social gatherings.

Key Features:
Large 100 m² garage: Perfect for your vehicles or potential conversion projects.
7 m x 7 m pool with pool house: Ideal for enjoying moments of relaxation.
Bocce court for outdoor activities.
Interior Features:
Main living area with a 5.30 m high ceiling, providing brightness and a spacious feel.

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.

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LOCAL TAXES

Taxe foncière:	**1900 EUR**

NOTES

DESCRIPTION

Veranda with a solid roof and large bay windows facing the garden and pool, offering a stunning view and direct outdoor access.
45 m² mezzanine, currently used as a billiard room and office, which can be adapted to your needs.
Bright 13 m² bedroom with built-in storage.
Bedroom Area:
18 m² master suite with private bathroom (double sink) and a spacious 8 m² walk-in closet.
14 m² bathroom featuring a bathtub, shower, and double sink for added convenience.
Additional Features:
Integrated audio system in the living room for an immersive experience.
Verisure security system with video surveillance for enhanced safety.
Laundry room and pantry, perfect for storage and organization.
Spacious 100 m² garage, ideal for multiple vehicles or as a workshop space.
Automatic irrigation system and well for garden maintenance.
Dedicated storage area for garden tools, lawnmowers, and equipment.
New air-to-water heat pump for underfloor heating and hot water.
Reversible air conditioning in the living room, veranda, and all three bedrooms for year-round comfort.
A truly exceptional home, combining comfort, functionality, and modernity, located in a calm and pleasant environment. This property is ideal for family life and hosting guests.

Education & Schools in the Area
The town offers several educational institutions for children of all ages:

Preschools & Elementary Schools
Public Preschool: Welcomes children from early to senior kindergarten, conveniently located near the town center.
Public Elementary School: Provides education from