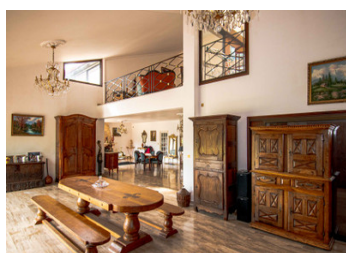
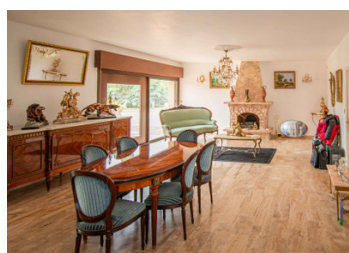
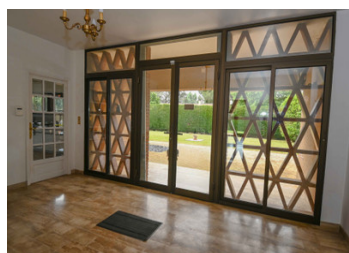
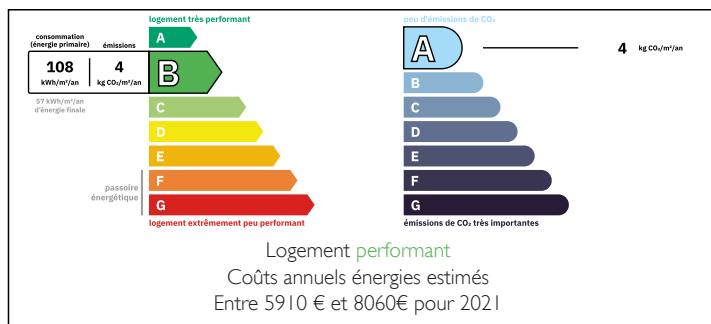


Exceptional Architect-Designed Home – 604 m² of Living Space in the Heart of a 7,440 m² Landscaped Park

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cazères
Department:	Haute-Garonne
Bed:	8
Bath:	6
Floor:	604 m ²
Plot Size:	7440 m ²

IN BRIEF

Exceptional Architect-Designed Home – 604 m² of Living Space in the Heart of a 7,440 m² Landscaped Park

Set in a privileged environment, hidden from view and offering complete privacy, discover this sumptuous architect-designed property boasting 604 m² of living space, nestled within a magnificent enclosed and landscaped park of 7,440 m² enhanced by fruit trees.

From the moment you step inside, the impressive volumes immediately captivate. The main living area, composed of a vast lounge and an elegant dining room, offers approximately 116 m² flooded with natural light, creating a rare and prestigious reception space.

The fully fitted kitchen of approximately 30 m² will appeal to lovers of fine dining and convivial

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 property features 8 generously proportioned bedrooms ranging from 20 m² to 54 m², all equipped with built-in wardrobes. Several bedrooms also benefit from their own private shower rooms, offering comfort and privacy for both family and guests.

The features and amenities are perfectly in keeping with the standing of this exceptional residence:

- Underfloor heating powered by geothermal energy
- Travertine flooring throughout, bringing elegance, natural coolness in summer, and a refined high-end finish
- Basement of over 170 m² (120 m² + 50 m²)
- Carport for 3 vehicles
- Enclosed garage for 2 cars
- Fully fenced grounds

This unique property combines remarkable architecture, exceptional volumes, quality features, and a privileged natural setting.

The property enjoys a prime location, offering the perfect balance between peaceful residential living and close proximity to essential amenities.

LOCAL TAXES

Taxe foncière: **3283 EUR**

NOTES

- Food shops: supermarkets, artisan bakeries, butcher shops, grocery stores, and local convenience shops within easy reach
- Local markets: traditional markets renowned for regional produce and Occitan specialities
- Restaurants & gastronomy: a wide selection of restaurants, brasseries, gourmet dining venues, and welcoming establishments
- Sporting activities: tennis, football and rugby clubs, fitness centres, equestrian facilities, cycling routes, and natural areas ideal for hiking
- Leisure activities: cinema, cultural associations, local events, and family-friendly activities nearby
- Schools: nursery and primary schools, colleges, and high schools easily accessible