LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47755CMC31 Price: 429 000 EUR

agency fees to be paid by the seller

Beautifully designed, move-in-ready home with heated pool and panoramic Pyrenees views

EXCLUSIVE







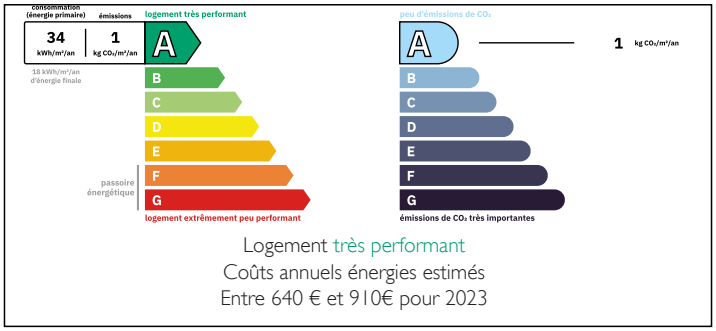








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 640 € et 910€ pour 2023

INFORMATION

Town:	Estancarbon
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	176 m2
Plot Size:	1440 m2

IN BRIEF

Imagine opening the doors onto the terrace, having breakfast beneath the pergola, then spending the afternoon by the heated pool with the Pyrenees in view.

Built around ten years ago, this bright 180 m² home has a reassuring sense of space and quality. Its thoughtful layout connects the living rooms to the outdoors and offers five bedrooms, some equally suited to use as an office or guest room.

Heating and cooling can be adjusted in each room, and the house is ready to move into and enjoy.

The enclosed 1,400 m² garden feels peaceful,, with a beautiful pool, south facing and large terrace, yet shops, services and the A64 are close by.

Toulouse and Tarbes are accessible by road or rail, and both airports are within an hour's drive.

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:	**1788 EUR**

NOTES

DESCRIPTION

A home designed around the way you live.

Some houses impress you with a single room. This one makes an impression through the way everything works together: light, space, easy movement between rooms and direct access to the garden.

Built around ten years ago, this contemporary home in Estancarbon was thoughtfully designed to make the most of its south-facing aspect and views towards the Pyrenees.

Large glazed doors bring the outside into the living areas, while a discreet ducted heat-pump system provides heating and cooling throughout. Each room has its own thermostat, so comfort can be adjusted to suit the people using it.

With approximately 180 m² of living space, five bedrooms and additional flexible rooms, there is space for family life, friends and working from home. The house is ready to move into and enjoy, with no renovation project standing between you and your first summer by the pool.

Living spaces that open to the garden

The spacious entrance hall has storage for coats and shoes and an open staircase leading upstairs. From here, the layout leads naturally into the main living areas.

Oak flooring and carefully placed tiling complement the clean lines of the interior, while aluminium double-glazed windows and doors with electric shutters feature throughout.

The generous living and dining room has distinct spaces for relaxing and gathering around a large table, without losing its sense of flow.

In the sitting area, a distinctive circular wood-burning