

A/A Rated!! Stunning architect-designed house with private grounds and pool. with or without a gîte!!



INFORMATION

Town:	Rouède
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	310.15 m2
Plot Size:	4078 m2



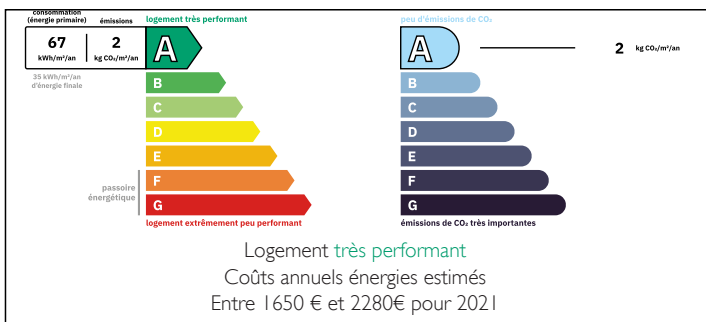
IN BRIEF

Discover this exceptional architect-designed property, boasting an impressive A/A energy rating, nestled in a tranquil and private setting. This beautifully crafted home offers a seamless blend of contemporary design and comfort,

Enjoy the generously proportioned living areas and expansive windows that flood the rooms with natural light creating an airy and open atmosphere. With its A/A energy rating, this home is designed to be both eco-friendly and cost-effective, offering sustainable living without compromising on style or comfort.

Perfectly suited as both a family home and a lucrative income opportunity, this estate features a spacious main house with the flexibility to separate from time to time to include a fully equipped gîte, ideal for friends, family or holiday rental.

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: 2817 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house has been thoughtfully designed as a 6-bedroom family home, with the flexibility to partition a portion of the property into either a one-bedroom or a three-bedroom gîte.

As you step into the property, the high-quality materials used in constructing this beautiful home immediately catch your eye.

Now, let's explore each area of the property.. As previously noted, the property is a spacious family home with the added flexibility to offer holiday rental accommodation. To make the description clearer, I will break it down into two parts: the main house and the three-bedroom gîte.

Please consider looking at the 360 degree tours when reading the description to appreciate fully each of the different rooms available.

HOUSE

GROUND FLOOR

ENTRANCE HALL

You enter the property via the main door into the entrance hallway with:

- * Tiled floor (matching the main living room of the house)
- * Door to the right into the office and left into the living area
- * Full height wardrobe with sliding doors (ideal for outdoor clothing and shoes)

OFFICE (28 m2)

This cool spacious room is a perfect all year round working environment and whilst currently used as an office/lounge, it could equally be a TV and/or games room. It has: