

ART DECO house for sale 215 m2, 5 bedrooms, fitted kitchen, swimming pool.

EXCLUSIVE



## INFORMATION

Town:	Carbonne
Department:	Haute-Garonne
Bed:	5
Bath:	1
Floor:	215 m2
Plot Size:	3180 m2

## IN BRIEF

Master house or villa set on a plot of over 3,000 m<sup>2</sup>.

After climbing a few steps, you arrive at a grand entrance door leading to a spacious 20-meter-long hallway, which distributes:

On the left: A 16 m<sup>2</sup> office and a charming 4.5 m<sup>2</sup> alcove with a garden view.

A large 27 m<sup>2</sup> living room with views over the rear of the house, the swimming pool, and the park. Ceiling height of 3 meters.

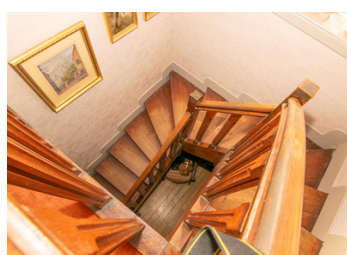
A toilet.

A spacious open-plan dining room connected to a fully equipped kitchen, totaling 41 m<sup>2</sup>, with a large terrace overlooking the park and swimming pool. All rooms on this floor feature 3-meter-high ceilings.

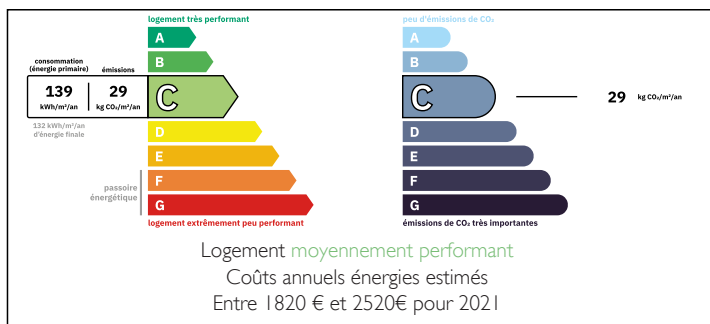
First floor:

Four bedrooms ranging from 14 m<sup>2</sup> to 21 m<sup>2</sup>.

A 10 m<sup>2</sup> walk-in closet.



## 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

Double glazing in all rooms, including the basement.  
Electric shutters in every room.  
Chimney swept with an invoice available.  
Condensing boiler powered by mains gas.  
Photovoltaic panels with a transferable 20-year contract, generating approximately €2,000 per year.

### Outdoor Features:

16m x 6m swimming pool with an electric cover and heat pump.  
Pool house with WC and showers.  
Independent 50 m<sup>2</sup> garage.  
A river runs at the back of the park.

### Transport & Amenities:

#### Public Transport:

Rieux-Volvestre is served by bus lines connecting surrounding towns.

#### Airport:

The nearest airport is Toulouse-Blagnac, about 60 km north, with a driving time of approximately 50 minutes, depending on traffic.

#### Grocery Stores:

Nearby Carrefour Contact in Montesquieu-Volvestre, located at 19 Avenue des Pyrénées, 31310 Montesquieu-Volvestre.

#### Doctors & Dentists:

Rieux-Volvestre offers healthcare services, including doctors and nurses.

#### Restaurants:

Several dining options are available in and around the town.

#### Sports & Leisure:

Rieux-Volvestre provides various sports activities, including football, tennis, sailing, pétanque, handball, fishing, aquagym, and hiking. Facilities include a football field, three tennis courts, municipal pools (summer & winter), and walking trails.

## LOCAL TAXES

**Taxe foncière:** 1730 EUR

**Taxe habitation:** EUR

## NOTES