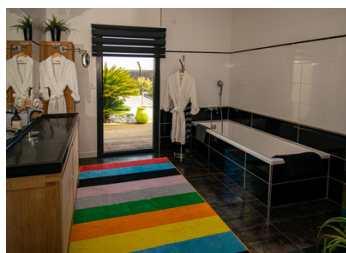
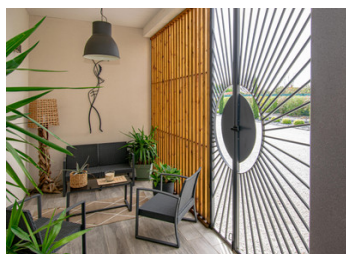


Recent contemporary house of 284 m on a 2,600 m plot with a swimming pool, pool house, and garage.



INFORMATION

Town:	Carbonne
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	284 m2
Plot Size:	2600 m2



IN BRIEF

RARE & HIGHLY SOUGHT-AFTER PROPERTY – CONTEMPORARY HOUSE SOUTH OF TOULOUSE

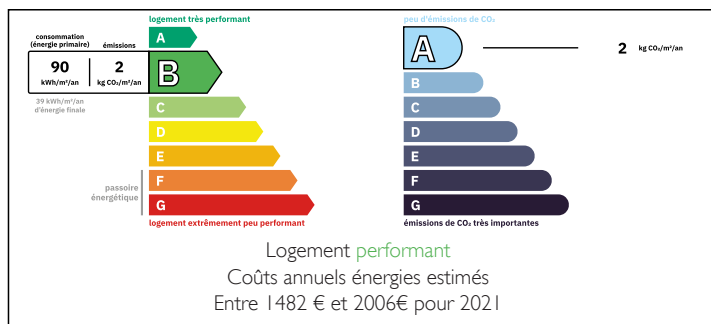
Stunning views of the Garonne Valley | 284 m² | High-end amenities

Discover this recent house, combining timeless architecture and modern comfort, ideal for a family or those who love large spaces. With its generous volumes, modern equipment, and optimized layout, it perfectly meets today's lifestyles: smart home, teleworking spaces, open kitchen, etc.

An exceptional living space (114 m²):

Bright living room (48 m²) with wood stove and bay window offering an unobstructed view of the pool. Fitted kitchen (31 m²) with central island, cooktops, integrated hood, and direct access to the pool

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: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A comfortable sleeping area:

Two bedrooms of 14 m² with built-in closets.

Elegant bathroom (11 m²).

Independent dressing room.

Separate toilet.

Practical spaces and outbuildings:

Pantry and second kitchen for optimal comfort.

Functional laundry room.

Large garage (51 m²).

A floor dedicated to comfort and privacy:

Master suite (28 m²) with shower room, dressing room, bay window, and terrace.

Additional bedroom (15 m²) with closet.

Modern shower room (8.4 m²).

Office space or game room (8 m²).

An eco-efficient and connected home:

Underfloor heating by heat pump & reversible air conditioning.

Wood stove in the dining room.

6 m² of solar panels for personal consumption.

Integrated watering system.

A robotic lawnmower, perfect for maintaining this magnificent lawn.

Exteriors and equipment:

Heated swimming pool (9 m x 4 m) with submerged electric shutter.

Carport 35 m² | Workshop & cellar 35 m².

A privileged location:

Immediate proximity to Carbonne: shops, market, schools, medical services.

Quick access to the A64 & TER Occitanie line → Toulouse in 35 min.

Only 1h40 from the first ski resorts of the Pyrenees.

An ideal location:

Located south of Toulouse, this house benefits from a quiet and green environment, while being close to amenities and roads.

In summary, this contemporary house offers:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr