

A new detached house with an open-plan living room and 5 bedrooms on a large plot.



INFORMATION

Town:	Marignac
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	148 m2
Plot Size:	3000 m2

IN BRIEF

5-Bedroom Detached Home with Mountain Views

This newly built 5-bedroom detached property is perfect for families or those who simply love space and style.

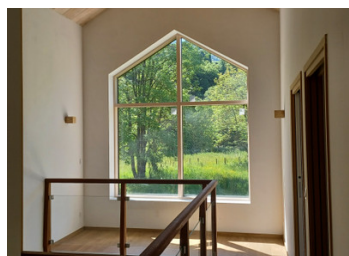


ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50	A	≤ 5	A
51 à 90	B	6 à 10	B
91 à 150	C	11 à 20	C
151 à 230	D	21 à 35	D
231 à 330	E	36 à 55	E
331 à 450	F	56 à 80	F
> 450	G	> 80	G
Logement énergivore		Forte émission de GES	

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

Stunning New Build 5-Bedroom Detached Home with Mountain Views

Step into a home where modern luxury meets timeless charm. This newly built 5-bedroom detached property boasts an exquisite design that combines comfort, elegance, and practicality, making it perfect for families or those who simply love space and style.

The heart of this home is the large open-plan living space, bathed in natural light framing magnificent views of the spacious rear garden and the mountains beyond, this living space creates a sense of grandeur and serenity. The modern kitchen seamlessly integrates with the living and dining area, offering the perfect space for entertaining or relaxed family living.

The impressive wooden staircase, leads up to the galleried landing that enhances the home's sense of space and the Cathedral like window which floods the property with light. The house also offers a cozy study or snug, ideal for working from home or unwinding with a book.

With two stylish shower rooms, wooden floors and ceilings throughout, and a wood burner every detail has been considered for comfort and aesthetics.

The property's design embraces nature with its use of wood, creating a warm, inviting atmosphere that complements the surrounding beauty. Whether you're gazing out at the mountains, relaxing in the garden, or enjoying the modern yet homely interiors, this house promises a lifestyle that's as inspiring as it is comfortable.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES