

Beautifully finished home with secure garden and pool – stylish, serene, and ready to enjoy.



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Franquevielle |
| Department: | Haute-Garonne |
| Bed:        | 5             |
| Bath:       | 4             |
| Floor:      | 322.86 m2     |
| Plot Size:  | 3000 m2       |



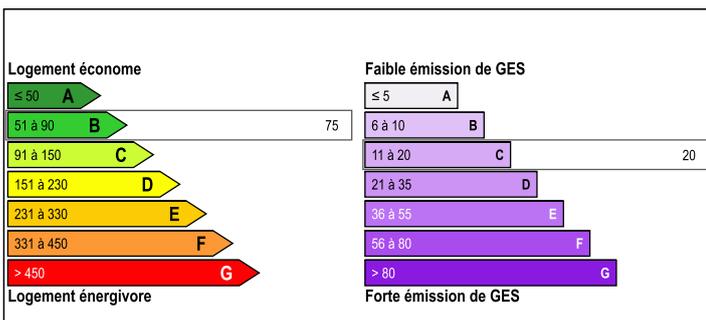
## IN BRIEF

Elegant Country Living with Pyrenees Views, Pool & Lots of Outdoor Space:

Experience refined comfort in this beautifully appointed home set on 1500 m<sup>2</sup> of landscaped gardens, with outstanding views of the Pyrenees. Offering over 300 m<sup>2</sup> of living space, including multiple reception rooms, five bedrooms, four bathrooms, and stunning outdoor terraces, this property is designed for entertaining and easy family living.

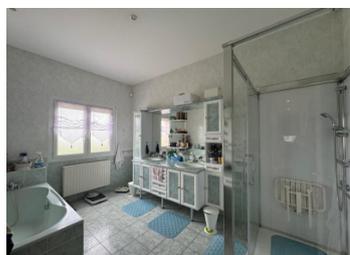
A true lifestyle property—private, spacious, and unforgettable. Book your viewing today.

## 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

Step inside and feel the luxury – a split travertine staircase with solid beech detail, crowned by a bespoke Murano glass chandelier, the striking centrepiece of the entrance hall (25 m<sup>2</sup>).

Tucked beneath the staircase in the hallway is a convenient, fully tiled WC with a wash-hand basin (2.7 m<sup>2</sup>).

To the left, through glazed double doors, lies the spacious séjour and dining area, offering an impressive 79.29 m<sup>2</sup> of open-plan entertaining space. Flooded with natural light from a large window and three sets of double patio doors, the room enjoys breathtaking views of the Pyrenees and opens directly onto a terrace area, complete with an electric retractable canopy for shade and comfort.

Currently configured as a combined sitting and dining room, this elegant space features a charming freestanding wooden bar (not fixed), ideal for entertaining. The sitting area is anchored by a striking marble and brick fireplace with a wooden mantel, creating a warm and character-filled focal point.

From here, step into a cosy petit séjour (20.87 m<sup>2</sup>), a delightful secondary living area with dual-aspect windows that flood the room with natural light. It is partially separated from the kitchen by a stone fire surround housing a double-sided wood-burning stove - offering both warmth and architectural interest.

The adjoining kitchen (17.5 m<sup>2</sup>) is well-equipped with a range of high and low-level fitted units, a marble-effect worktop, integrated hob and oven, canopy extractor fan, double sink, and dishwasher - making it a practical yet stylish space for cooking and...

## LOCAL TAXES

**Taxe foncière: 2480 EUR**

**Taxe habitation: EUR**

## NOTES