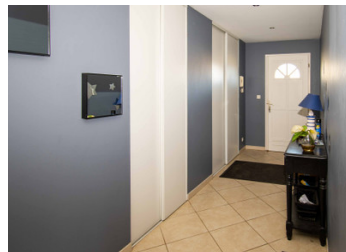
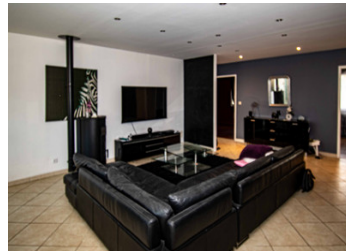
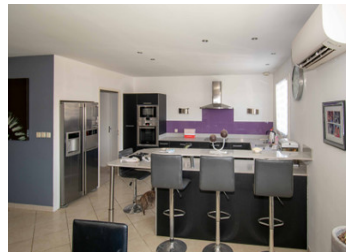


160 m Home on 1,863 m of Land – Built in 2005



INFORMATION

Town:	Cazères
Department:	Haute-Garonne
Bed:	4
Bath:	1
Floor:	138 m ²
Plot Size:	1863 m ²

IN BRIEF

Contemporary Single-Storey Home – 138 m² – Valley Views – 1,863 m² Plot

Set in a privileged environment, this contemporary single-storey home offers 138 m² of living space and will appeal to you with its generous volumes, natural light, and beautiful open views over the valley.

Built on a fully enclosed 1,863 m² plot, it provides a peaceful and comfortable living environment, ideal for a family seeking space and modern living.

Layout:

Welcoming covered porch

Entrance hall with corridor and built-in cupboards

12 m² fitted kitchen open to the dining area

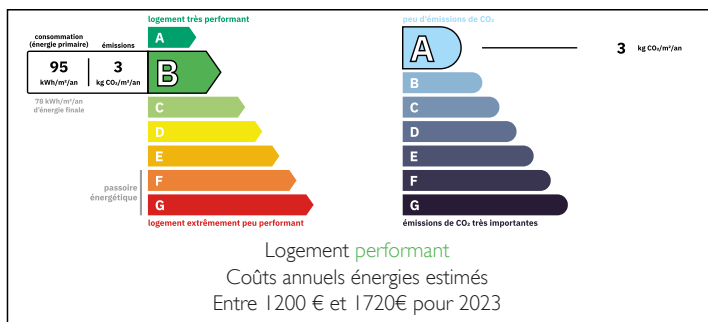
Adjoining utility room

Stunning 60 m² living/dining room with pellet stove

Inner hallway with storage

Bathroom with double washbasin

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.

15 m² garage

Garage space (1.5m*height)

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 257

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



DESCRIPTION

Comfort & Features:

Electric heating

Pellet stove

Reversible air conditioning

Double glazing

Heat pump for domestic hot water production

Key Highlights:

Single-storey living – Spacious main living area – Open views – Enclosed plot – Modern comfort – Functional and light-filled home.

An ideal property to enjoy peace and quiet while benefiting from modern amenities.

Located in a charming village in the Comminges area, just a few minutes from Cazères and the A64 motorway access, and approximately 50 minutes from Toulouse.

Unspoilt natural surroundings, peaceful and residential environment — perfect for countryside lovers who wish to remain close to amenities (schools, shops, and SNCF train station in Cazères).

A sought-after area for its tranquillity, open views, and quality of life in the heart of Occitanie.

Contact us now to arrange a viewing by appointment.

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

LOCAL TAXES

Taxe foncière: 1210 EUR

Taxe habitation: EUR

NOTES