



Beautiful Villa with Swimming Pool



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 494,068.04

Location

Pays:	France
Indicatif régional:	31200
Soumis:	10/02/2026

Description:

REDUCED in price - Elegant 5-room family home with swimming pool and high-end amenities Located in a peaceful and sought-after environment, beautiful contemporary house of 130 m2 of living space (built in 2006).

- Ground floor: a large living room bathed in light opens onto the terrace, with its equipped kitchen. A master suite with private bathroom (whirlpool bath), built-in wardrobes and separate WC.
- Upstairs: three spacious bedrooms, one with balcony, solid parquet flooring, bathroom equipped with a double sink, separate WC.
- Outside: Covered composite terrace, Chlorine swimming pool (6.60m x 2.10m) with its pool house and summer kitchen Intimate garden on a plot of 480 m2, perfectly maintained.
- Practical side: closed garage, outdoor parking, Daikin reversible air conditioning throughout the house, secure residence.

Quiet neighbourhood, immediate proximity to green spaces, shops, transport (Balma-Gramont metro), and quick access to the ring road. A rare property in the area, comfort, serenity and quality of life at the



gates of Toulouse.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The Department of Haute-Garonne, despite its ever growing population, still boasts beautiful scenery of undulating hills and valleys.

The region as a whole is a popular choice for an active holiday and the Haute-Garonne is ideal for mountainous activities including biking and walking and of course skiing during the winter. The department has four ski resorts.

If religious buildings are of some interest then the Haute-Garonne will not disappoint. Sites including the Toulouse basilica, the Saint Bertrand-de-Comminges cathedral and the Saint-Just basilica of Valcabrere are on the door-step.

Gascony plays a big part in the department and dishes are based on goose fat or oil flavoured with garlic, shallots, and spices. Goose and duck farms produce foie gras, which is then sold fresh or made into pate and terrines. Nothing is wasted, and the rest of the bird is made into confits, preserves used to make stew and soups.

Life in the mountain villages and farms of the Pyrenees has remained largely unchanged. Their southern climate means that it can be warm and sunny from as early as February. Roads are good and generally well sign-posted, although snow lies on the higher peaks until May and some of the highest passes may be closed. The climate is a cross between Atlantic Maritime and Mediterranean.

Toulouse is France's fourth biggest city and has a very lively atmosphere with a strong student presence. Stroll around the historic centre, walking alongside the Garonne and the Canal du Midi, or stop in one of the many pavement cafes for a delicious cup of coffee.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Commun

Chambres: 4
Salle de bains: 2
Dimesions du lot: 480 m²

Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.167.251

