



## Exceptional Modern Property with Panoramic Views of the Pyrenees



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 557,061.31

### Местоположение

Страна:	Франция
Почтовый индекс:	31350
Добавлено:	07.05.2025
Описание:	

Rare architecturally designed single-storey home, ideally located in a tranquil setting on a generous 1-hectare fully fenced plot. This modern residence offers breathtaking panoramic views of verdant fields leading to the majestic Pyrenees mountains, striking a perfect balance between tranquility and accessibility, just a short distance from two market towns equipped with essential amenities.

On entering, you'll appreciate the well-conceived open-plan layout that harmoniously integrates the double-height atrium lounge, dining area, and kitchen into a spacious living environment. This thoughtful design facilitates effortless interaction and is well-suited for family living and entertaining. Expansive bifold doors create a seamless transition to the extensive terrace and inviting saltwater pool, allowing for year-round enjoyment of the outdoor lifestyle.

The property boasts four well-appointed bedrooms, each featuring large windows that frame the picturesque countryside views, and two bathrooms.

The extensive south-facing terrace provides ample space for sunbathing and relaxation around the saltwater pool, whilst the covered outdoor kitchen and dining area - complete with a pizza oven — is ideal for hosting gatherings with family and friends.



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Furthermore, this residence features a spacious three-car garage and workshop, accommodating all storage and hobby needs, along with an attached studio that offers versatility for use as an office, art studio, or guest accommodation.

This modern home exemplifies a thoughtful design paired with practical amenities, making it an exceptional choice for families or individuals seeking a peaceful retreat with convenient access to local facilities and the added benefit of proximity to Toulouse International Airport.

Surface : 175 m2

Rooms : 6

Bathroom : 1

Plot size : 02 ha 05 a

## Caracteristiques techniques

Reference

MM 2156 AP

Price

475 000 €

Location

Boulogne-sur-Gesse 31350

Rooms

6

Bedrooms

4

Shower room

1

Bathroom

1



Property tax

2 045 € /year

Plot size

02 ha 05 a

Sanitation

Individual compliant

Openings

Wood/Double glazing

Swimming pool

Yes

Heating

Floor heating, Wood, Electric

Other

Fiber optic Internet

Living room

48 m<sup>2</sup>

Terrace surface

337 m<sup>2</sup>

Construction

2010

Interior condition

Excellent



Kitchen

Fitted/Open plan

View

Panoramic

Exposure

South

Description of the pool

10 x 3, au sel

Levels (incl. ground floor)

1

Roof

En excellent etat

## Rooms details

Salon avec grand poele a bois, Velux electrique

47.5 m2

Cuisine americaine ouvert avec salle a manger

22.1 m2

Chambre 1 - portes fenetres ouvertes sur terrasse - vue panoramique

14 m2

Chambres 2 - portes fenetres ouvertes sur terrasse - vue panoramique

14.1 m2

Chambre 3 - portes fenetres ouvertes sur terrasse - vue panoramique

11 m2

Chambre 4 - portes fenetres ouvertes sur terrasse - vue panoramique

13 m2

Buanderie / arriere cuisine

6 m2

Salle de bains

6 m2

Salle d'eau

5 m2

## Informations complementaires



Including fees of 4.5% to be paid by of the purchaser. Price excluding fees 454 545 €. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 1530.00 € and 2130.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Agent commercial (Entreprise individuelle)

Nos honoraires

## Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	175 кв м

## Room details

Total rooms:	6
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## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.896.796
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