



## Exceptional Villa 2021,

31800, Haute-Garonne, Occitanie

€527,000

Ref: AF25120

\* 4 Beds \* 170m2

Located in a quiet area 5 mins from Saint Gaudens is this sublime, high-end villa for sale (constructed in 2021) which you will adore for its spacious volumes and exceptional character. Centred around its outside area and the heated spa swimming pool, there is a dining room with open kitchen, living...

- DPE1: 111 DPE2: 3 Number of rooms: 5

## Property Description

Located in a quiet area 5 mins from Saint Gaudens is this sublime, high-end villa for sale (constructed in 2021) which you will adore for its spacious volumes and exceptional character. Centred around its outside area and the heated spa swimming pool, there is a dining room with open kitchen, living room, master bedroom suite and another two bedrooms with walk-in wardrobes and washroom.

On passing the automated entrance gate you will appreciate the majestic double entrance door, with 30m<sup>2</sup> canopy, which serves the superb 94m<sup>2</sup> living area which enjoys lots of natural light. This boasts an impressive sliding, five window, patio door which provides an opening of 5m long to access the terrace and pool.

The fitted kitchen benefits from two fridge-freezers, two dish-washers, built-in coffee machine, central workspace and wine cabinet. An 8m<sup>2</sup> larder completes this space.

A partition separates the living room, also with two patio doors accessing the terrace and pool.

Continuing across the living room are the sleeping areas with three bedrooms, one of which a master suite which offers 30m<sup>2</sup> of space as well as a further two patio doors accessing the pool. The washroom has a double sink and extra large shower. A walk-in wardrobe (1.8x3.2m) allows lots of storage.

The other two bedrooms are both 15m<sup>2</sup>, each with walk-in wardrobe and share a 5m<sup>2</sup> washroom and toilet.

A passageway has another toilet (1.85m<sup>2</sup>) and sink and a sliding door opens to a small laundry room with washer and dryer and storage space.

Outside, the immense south-facing terrace boasts the 10x5m salt-treated and heated pool, equipped with a spa and roller shutter for security. The edges are tiled and allow you to circulate bare footed in security.

There is a studio which currently serves as exercise room with shower and toilet. It has aluminium framed patio doors opening to the pool with automated roller shutters. Attached to the studio is an outside cooking area with barbecue and bar with ice machine as well as the pool equipment room

The pool area boasts a lovely view of the Pyrenees.

Perfect for spending your summer days and evenings. This exclusive property will provide the luxury, tranquility and the space you and your family have been dreaming of.

All the furniture, fittings and white goods in the photos may stay with the house. All are of a high standard. This home, constructed in 2021, has a 10-year guarantee.

The roof is covered in tile. There are both PVC and aluminium framed windows. Shutters are automated with remote control. Heating is provided by two Daiki heat pump systems providing reversible air conditioning with a third in the studio. There are two thermodynamic hot water storage tanks. The automated entrance gate has an intercom, remote control and video surveillance. The property is served by an individual sewage system.

You will be close to all commerce and services, schools and parks. Just 5 mins from Saint-Gaudens, it's A64 motorway access and train station. 45 mins from Tarbes and airport, 50 mins from Spanish border and from skiing. 1h from Toulouse and airport. 2h10 from Biarritz and the Atlantic coast and 2h30 from Gruissan and the Mediterranean coast.

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# Gallery

