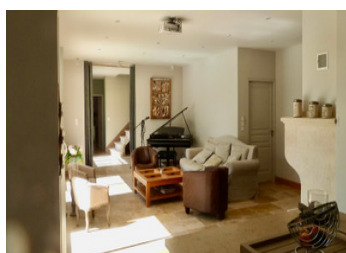
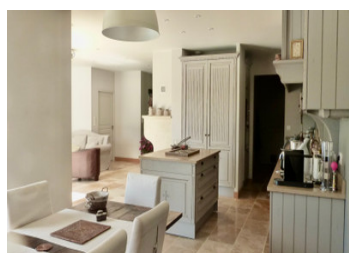


Contemporary 5 bedroom villa - swimming pool, large garden, double garage, fireplace



INFORMATION

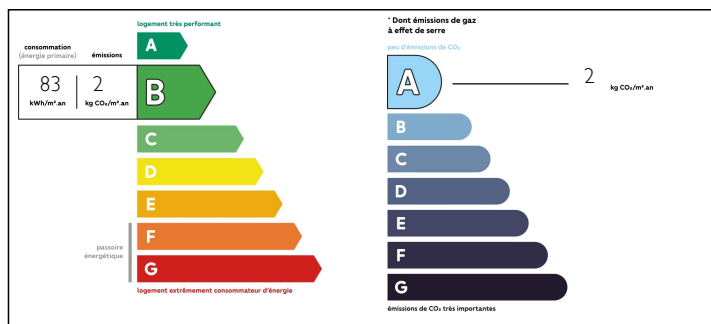
Town:	Lévig
Department:	Haute-Garonne
Bed:	5
Bath:	5
Floor:	284 m2
Plot Size:	3000 m2



IN BRIEF

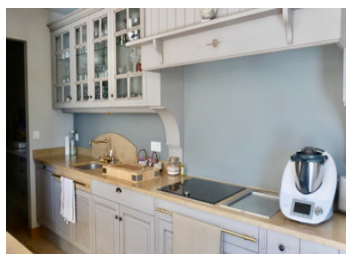
This modern villa, set in grounds planted with fruit trees, combines efficiency and charm for a living in harmony with the environment: a vast, bright, south-facing living room, a large travertine stone terrace surrounding the swimming pool, bordered by a "jardin d'hiver" and a sheltered terrace, 5 bedrooms, all with en suite shower rooms, dressing rooms or wardrobes. Bonus features: laundry room, storeroom, workshop and double garage; custom-built kitchen units, bookcases and dressing rooms; polyflam fireplace in Estailade stone, staircase in Beaulieu stone, electric roller shutters, reversible underfloor heating, heat pump, alarm, photovoltaic panels and heated swimming pool! A full description of this magnificent villa is available on leggett-immo.com

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.



LOCAL TAXES

Taxe foncière: 2922 EUR

NOTES

DESCRIPTION

In the heart of a village near Lévignac, this superb 2-storey villa of 284m² has been carefully designed, combining sobriety and elegance, charm and modernity.

From the entrance hall, with its plunging view over the swimming pool and the first valleys of the Gers, the bespoke staircase in Beaulieu stone leads to the first floor, where there is a landing room and 3 bedrooms with en suite shower rooms and WCs, 2 of which have dressing rooms.

On the ground floor, a huge living room is flooded with light and features a salon with a magnificent custom-built white Estailade stone poly-flame fireplace, a large "bibliothèque" (bookcase) made to measure in solid wood, and a "kitchen/dining area", also custom-built, equipped with all appliances, opening onto the large travertine terrace and the swimming pool via a large French window, the winter garden, and on its other side, the storeroom, the laundry room and the double garage with its workshop.

Next to the library area is a 4th bedroom with en suite shower room, currently used as an office.

On the other side of the entrance hall is a suite, with access via a large bay window onto the terrace and swimming pool, a walk-in dressing room and a superb shower room with double washbasin and walk-in shower, as well as the ground floor toilet.

Adjacent to the double garage and its motorised door, a workshop room leads to a second terrace alongside the house.

From the terraces, a wide...