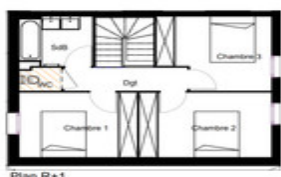


New house 4 rooms Surface area 85.03 m on 2 levels Ground floor Terrace and garden of 81 m2 Outdo



INFORMATION

Town:	Rouffiac-Tolosan
Department:	Haute-Garonne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	81 m2

IN BRIEF

Just 10 km from Toulouse
Intimate Residence at the Gates of Toulouse –
Apartments & Villas with Outdoor Spaces

Discover a human-scale residence with only 36 units, combining comfort and nature. From T2 to T4 apartments, as well as 4-room villas, each home features a terrace and/or a private garden, offering a peaceful outdoor space.

Private parking & a bicycle storage room for a more convenient daily life.

A carefully landscaped green setting: Mediterranean plants, hedges, shrubs, and trees create a true haven of peace.

A Prime Location:

Just 10 km northeast of Toulouse

ENERGY - DPE

DPE not required.

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.

DESCRIPTION

Experience Excellence in One of Haute-Garonne's Most Sought-After Villages

A Privileged Living Environment

Ranked among the best places to live, this village has preserved its charm and identity while offering high-quality public amenities: a media library, community center, daycare... A peaceful and secure environment, ideal for the whole family.

Homes Designed for Your Comfort

Elegant interiors: PVC flooring, ceramic stoneware tiles, fully equipped bathrooms, wall tiling, and electric roller shutters.

Efficient heating: Heat pump in the living room/kitchen, electric radiators in the bedrooms.

Enhanced security: Reinforced entrance door with a 3-point lock, motion-sensor lighting in common areas.

Generous Outdoor Spaces

Enjoy a 14.54 m² terrace and a 66.38 m² private garden, perfect for moments of relaxation and serenity.

Surface Areas:

Ground Floor Plan

Living Room/Kitchen: 35.82 m²

Shower Room: 3.45 m²

Entrance: 1.78 m²

Storage: 0.79 m²

Bedroom 2: 11.19 m²

Bedroom 3: 10.14 m²

Bedroom 1: 9.98 m²

Bathroom: 4.53 m²

Hallway: 3.81 m²

WC: 1.27 m²

Total Living Space: 82.76 m²

Terrace: 14.54 m²

Garden: 66.38 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES