

Contemporary Architect-Designed Home – 145 m on a 1,300 m plot – Near the A68

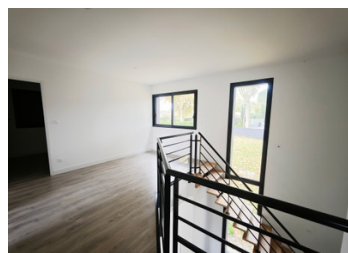
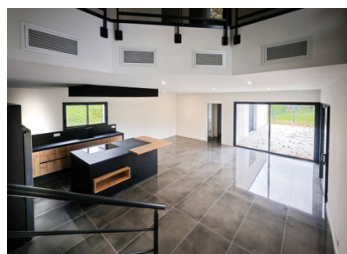


INFORMATION

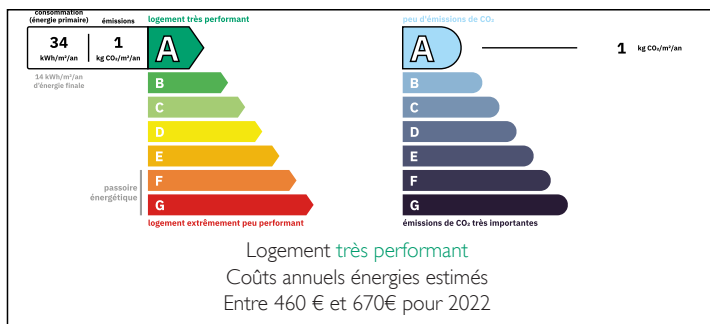
Town:	Rabastens
Department:	Tarn
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1389 m2

IN BRIEF

Just 35 minutes from Toulouse, this stunning flat-roof contemporary villa combines cutting-edge architecture, premium finishes, and total comfort. Built in 2024 (brand new, never lived in) to RT 2020 energy standards and rated Energy Class A, this home offers outstanding efficiency and modern living at its best. Located in the charming town of Rabastens, the property enjoys a green setting within walking distance of the town center, schools, and local shops : the perfect blend of convenience and tranquility. The bright, open-concept living and dining area features expansive windows that fill the space with natural light, opening onto a kitchen with high-end appliances and sleek finishes. The main-floor suite includes a private bathroom and walk-in closet, creating your own personal retreat. A pantry and garage add extra convenience on this level. Upstairs, you'll find three bedrooms, a modern...



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.



DESCRIPTION

Ground Floor:

- Entryway with built-in storage – 5.80 m²
- Living room with open kitchen – 49.45 m²
- Pantry / Laundry room – 8.68 m²
- Half bath (WC) – 2.08 m²
- Bathroom with shower – 4.10 m²
- Bedroom 1 – 11.37 m²
- Walk-in closet – 6.06 m²

Upper Floor:

- Office area / Mezzanine – 12.68 m²
- Bedroom 2 – 11.18 m²
- Bedroom 3 – 11.28 m²
- Bedroom 4 – 11.33 m²
- Full bathroom – 7.34 m²
- Half bath (WC) – 1.59 m²

Additional Spaces:

- Garage – 27.25 m²
- Terrace – 79.48 m²
- Land / Lot size – 1,389 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES