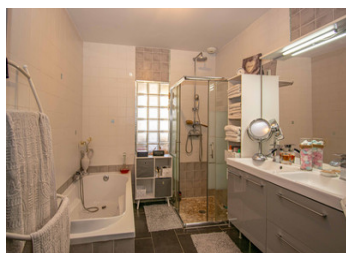
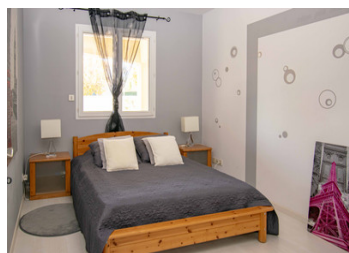


Single-storey house offering 238 m² of living space, with a pool, garage, and office, 1,250 m² plot.



INFORMATION

Town:	Seilh
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	238 m ²
Plot Size:	1250 m ²



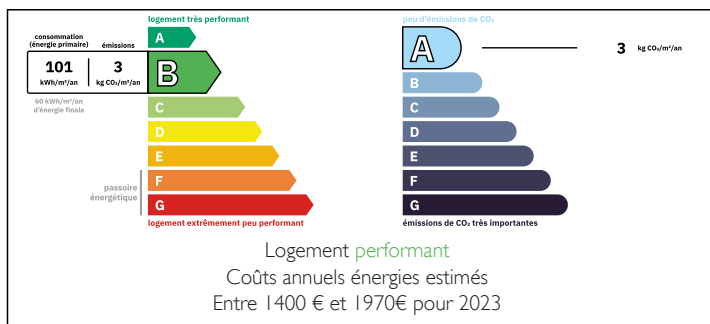
IN BRIEF

For sale – High-end villa just 20 minutes from Toulouse and 5 minutes from Seilh Golf Course. Discover this superb contemporary villa built in 2009, nestled in a peaceful and residential environment. It offers 238 m² of living space on a beautifully landscaped 1,245 m² plot — ideal for a family seeking space, comfort, and high-quality features.

Interior

Spacious entrance hall with separate toilet
Bright 50 m² living/dining room opening onto the outdoors
Fully fitted 15 m² kitchen, open to the living/dining area, with direct access to the pantry/laundry room
Stunning 36 m² glass veranda offering panoramic views of the pool and garden
5 bedrooms (11 to 22 m²), including a master suite with shower and dressing room, all with built-in wardrobes

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

Exterior

Magnificent swimming pool with pool house

An immersed beach area, perfect for relaxing and ideal for young children who can safely enjoy the shallow zone as a paddling area

This is a recent, bright, and perfectly maintained villa located in a highly sought-after area at the gates of Toulouse.

It offers an excellent level of comfort and energy efficiency thanks to:

A ducted air-to-air heat pump providing heating and cooling throughout the home

Two wood-burning stoves, including one installed in 2025

Seven 3-kW photovoltaic panels, installed according to EDF standards, generating approximately 50% savings on electricity consumption

Transport information

Bus line 362 provides access to Toulouse (Purpan Hospital) in approximately 30 minutes, depending on the timetable, via a direct route

The Tisséo network app offers precise route planning and real-time schedules

The Airbus site in Blagnac is reachable by public transport: bus lines 362, 70, and others stop near the company's entrances

This location is particularly attractive for Airbus employees or visitors thanks to its easy and direct access

Schools nearby

Louise Michel School Group: Preschool + primary

Jules Ferry School Group: Preschool + primary

Germaine Tillion Middle School: Public collège

Shops & food services

Proximity to essential shops—grocery store, bakery, and local producers—is a real advantage for families or anyone seeking comfort and quality of life.

Notable nearby restaurants include:

Domaine du Lac: restaurant & cocktail bar with

LOCAL TAXES

Taxe habitation: EUR

NOTES