

Bioclimatic timber-frame house with guest house, natural swimming pool, and energy self-sufficiency

 2
  2
  2,802m²
 110m²
 1



Reference
108

Price
€339,200

Location
Port-Sainte-Marie

Description

Set on the heights of Port-Sainte-Marie, this single-storey bioclimatic home enjoys panoramic views over the Garonne Valley in a peaceful setting. Built on over 2,600 m² of landscaped grounds, it offers a bright open-plan living area, two bedrooms, a dressing room, a 42 m² insulated workshop, an independent guest cottage, and a double carport. Designed for sustainable living, it features a natural swimming pool, green roof, solar panels with battery storage, rainwater harvesting, and eco-friendly wastewater treatment. A rare opportunity combining modern comfort, energy efficiency, and easy access to local amenities.



Features



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General

Rooms: 2

Pool: 1

Living area: 110m²

Land area: 2,802m²

DPEScore: B (109kWhEP/m²/an)

GEScore: A (3kgCO₂/m²/an)

Property tax: €1,767

Layout Living area 110 m²

House

Terrace : 14 m² (Wooden)

Entrance hall: 3.3 m²

WC : 1.7 m² (With connecting door to master bedroom dressing room)

Living room : 43 m² (With wooden parquet flooring, wood-burning stove, and large French doors)

Kitchen : 10.5 m² (Equipped with oven, gas hob, granite worktop, and two windows: one overlooking the valley and the Pyrenees in winter, the other overlooking the natural swimming pool)

Scullery: 5.5 m² (Equipped with sink, cupboards, and door to the pool)

Master bedroom: 13 m²

Dressing room: 5 m²

Bathroom: 6 m² (WC, sink, bathtub)

Bedroom : 9.3 m² (With built-in wardrobes)

Shower room : 3.2 m² (Shower and sink)

Cottage

Tiny house : 17 m² (With kitchenette) Electric radiator in tiled bathroom

Bathroom : 2.2 m² Shower, sink and toilet