

[Click to view MFH-EAT996ET](#)

## Luxury apartment with a view of the Garonne

Haute-Garonne , Occitanie



**€1,155,000**

inc. of agency fees

3 Beds      2 Baths      153 sqm

Ideally located along the quays of Tounis, in the immediate vicinity of Place des Carmes, this apartment is located on the second floor, with elevator, of a well-kept condominium. The entrance opens onto...

### At a Glance

<b>Reference</b>	MFH-EAT996ET	<b>Near to</b>	Toulouse	<b>Price</b>	€1,155,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	153 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located along the quays of Tounis, in the immediate vicinity of Place des Carmes, this apartment is located on the second floor, with elevator, of a well-kept condominium. The entrance opens onto a large corridor providing access on one side to the living room and on the other to the sleeping area. The living room, with an area of 59sqm, consists of a dining room opening onto the living room. It is decorated with splendid fireplaces, solid parquet flooring and high ceilings. The large windows along the living room offer

plenty of light. Everything is enhanced by a direct view of the Garonne which can be admired from the long balcony. An independent and fully equipped kitchen as well as a pantry complete this space. The sleeping area provides access to a real master bedroom with dressing room and bathroom. In addition, two other bedrooms with cupboards, overlooking the interior courtyard, share an independent bathroom. Air conditioner. Close to all amenities. Co-ownership of 6 residential lots (No procedure in progress). Annual charges: 2,243.62 euros. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,120 and EUR1,560 Information on the risks to which this property is exposed are available on the Géorisks website  
Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€1,155,000

## Key Information

Year Built:	1890
Internal Area:	153 sqm
Property Features:	
• Balcony:	1

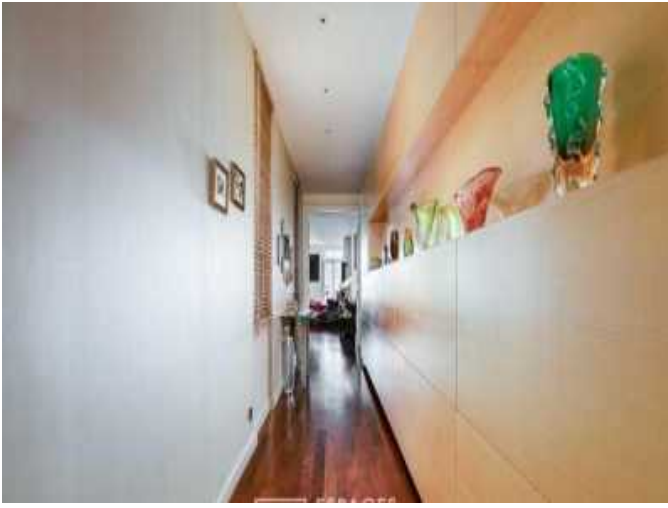
## Location: Occitanie



# Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates