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## Top floor duplex with terrace

Haute-Garonne , Occitanie



**€715,000**

inc. of agency fees

3 Beds      2 Baths      137 sqm

Located in the popular Place Dupuy district. This apartment of 137sqm on the ground (120sqm Carrez) nestled on the top floor of a charming condominium. From the first floor, a staircase opens onto a spacious...

### At a Glance

**Reference** MFH-EAT921ET

**Bed** 3

**Near to** Toulouse

**Bath** 2

**Pool** No

**Price** €715,000

**Hab.Space** 137 sqm

**Land Tax** N/A

### Property Description

Located in the popular Place Dupuy district. This apartment of 137sqm on the ground (120sqm Carrez) nestled on the top floor of a charming condominium. From the first floor, a staircase opens onto a spacious entrance. This space includes a large independent kitchen and a characterful living room with a beautiful open fireplace. The sleeping area consists of three bedrooms, two of which on the first level share a bathroom and a toilet. An office space as well as a master suite with its own bathroom are located upstairs. Its neighborhood life, the triple exposure and the calm are the assets of this property. Terrace not overlooked.

Parking space for sale at an additional cost. Co-ownership of 16 residential lots (No procedure in progress)  
Annual charges: 2300 euros. ENERGY class: D / CLIMATE class: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,540 and EUR2,140 Information on the risks to which this property is exposed are available on the Géorisks website  
Condominiums of 16 units (No proceedings in progress).

Annual expenses : 2300 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€715,000

## Key Information

Internal Area:	137 sqm
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## 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

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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.

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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.

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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**

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