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## Duplex and its garden in Les Carmes

Haute-Garonne , Occitanie



**€720,000**

inc. of agency fees

3 Beds   2 Baths   132 sqm   0.01 ha

Located in the heart of Les Carmes in Toulouse, this superb 132sqm apartment (including 127.66sqm Carrez law) offers a resolutely urban lifestyle with its cocoon of greenery. Intimate access to the apartment...

### At a Glance

<b>Reference</b>	MFH-EAT5941	<b>Near to</b>	Toulouse	<b>Price</b>	€720,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	132 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Les Carmes in Toulouse, this superb 132sqm apartment (including 127.66sqm Carrez law) offers a resolutely urban lifestyle with its cocoon of greenery. Intimate access to the apartment is via the courtyard of the chartreuse building. From the moment you enter, the tone is set. The living room with a strong and typically Toulouse identity offers generous volumes. The recent renovation offers a perfect balance between contemporary and old-world charm. As an extension, the American cuisine has been carefully thought out. The living room gives access to the exceptional garden, the true centerpiece of this

property, crafted in exotic wood and CorTen steel. A first sleeping area takes place on this level with a guest bedroom and its bathroom. The lower level is dedicated to rest and offers two large bedrooms, one of which has access to the garden. A bathroom and a large dressing room complete the package. This apartment, designed like a house, is the ideal place to live for any city dweller looking for greenery and an unusual home. Customized storage throughout the apartment Highly secure co-ownership Immediate proximity to amenities and the Carmes market ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,000 and EUR1,400 Information on the risks to which this property is exposed is available on the Géorisks website

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 526.16 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€720,000

## Key Information

Internal Area:	132 sqm
Land Area:	0.01 ha

## Location: Occitanie



## Gallery





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