

[Click to view MFH-EAT7168](#)

Oasis in the center of Toulouse

Haute-Garonne , Occitanie



€685,000

inc. of agency fees

1 Beds

1 Baths

82 sqm

Nestled in the sought-after Carmes district, a stone's throw from rue Ozenne, this apartment has been completely renovated by a renowned architect. The 82sqm living environment combines modernity and...

At a Glance

Reference MFH-EAT7168

Near to Toulouse

Price €685,000

Bed 1

Bath 1

Hab.Space 82 sqm

Pool No

Land Tax N/A

Property Description

Nestled in the sought-after Carmes district, a stone's throw from rue Ozenne, this apartment has been completely renovated by a renowned architect. The 82sqm living environment combines modernity and old-world charm. On the ground floor, the entrance is through an elegant airlock similar to that of a bourgeois house. A double glass door opens onto a spacious and bright 21sqm bedroom decorated with a magnificent marble fireplace. This space accommodates an office facing an exterior where hydrangeas, camellias and

azaleas bloom. A bathroom with a large walk-in shower and a Corian sink provides modern comfort. The living room has a completely redesigned living-dining room with its tailor-made library, semi-open and fully equipped and furnished. The kitchen completes this space with generous volumes which give this place its unique character (doors, moldings, solid oak flooring). A true haven of peace, the 72sqm courtyard has been magnificently planted with plants, creating a unique place of relaxation in the city. Its private and green oasis, its rural calm and the amenities of urban life will delight lovers of the city center. Co-ownership of 2 residential lots (No procedure in progress) Annual charges: EUR1,200 ENERGY class: D / CLIMATE class: D Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR1,414 and EUR1,914 Information on the risks to which this property is exposed is available on the Géorisks website Commercial agent: Clément Lagarde - EI - RSAC number 903 635 464

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€685,000

Key Information

Internal Area:	82 sqm
----------------	--------

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