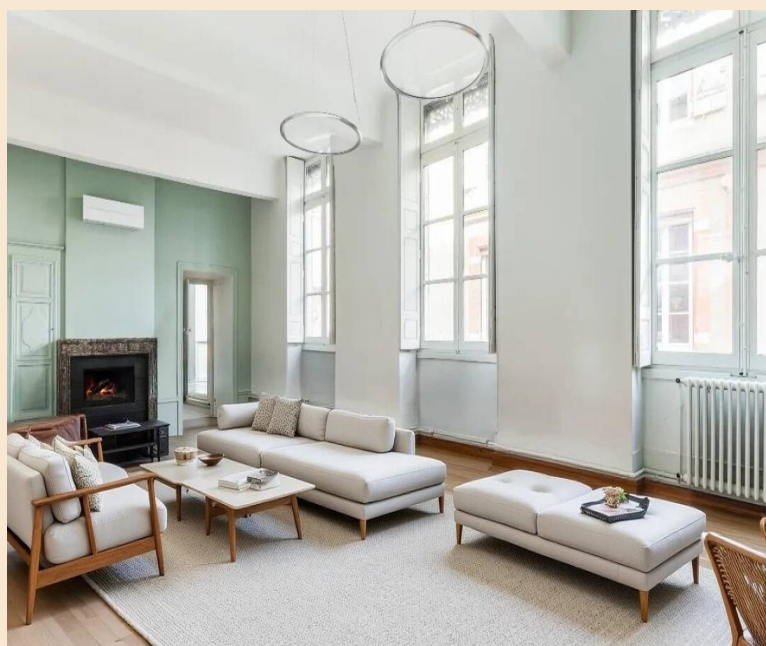


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Haussmannian elegance in the heart of Les Carmes

Haute-Garonne , Occitanie



€1,040,000

inc. of agency fees

3 Beds 1 Baths 169 sqm

Ideally located just steps from the sought-after Place des Carmes, this Haussmann-style apartment captivates with its timeless charm and meticulous renovation....

At a Glance

Reference MFH-EATEA1-10228

Bed 3

Near to Toulouse

Bath 1

Pool No

Price €1,040,000

Hab.Space 169 sqm

Land Tax N/A

Property Description

Ideally located just steps from the sought-after Place des Carmes, this Haussmann-style apartment captivates with its timeless charm and meticulous renovation. Nestled on the second floor of a bourgeois building with an interior courtyard, it offers a unique living environment where the character of the past blends harmoniously with modern comfort. A refined and flexible space, thanks to its generous volumes and

functional layout, this apartment can be redesigned according to your needs to offer an elegant residence adapted to your lifestyle. A vast reception area bathed in light combines a living room and a dining room. The whole is enhanced by beautiful fireplaces and remarkable high ceilings, creating a warm and refined atmosphere. The current layout includes three spacious bedrooms, a separate and bright kitchen, and a separate office space. A shower room with WC and a second separate WC complete this property. An exceptional location, in the heart of the Carmes district, this apartment benefits from a privileged living environment. Shops, transport and the emblematic places of Toulouse are in the immediate vicinity, making everyday life easier. Services and annexes: This property has a vaulted cellar made of fairground bricks as well as two attics allowing additional storage. The city gas heating is supplemented by an air/air heat pump with air conditioning, thus offering optimal comfort in all seasons. The interior wooden shutters preserve the authentic charm of the place. A private parking space in the courtyard of the condominium completes this set. This unique apartment can be rearranged according to your desires and requirements. ENERGY Class: C / CLIMATE Class: C Average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR2,110 and EUR2,930. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 - 07 84 5 23 49

Condominiums of 67 units (No proceedings in progress).

Annual expenses : 1864 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,040,000

Key Information

Internal Area:	169 sqm
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Location: Occitanie



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C. BAUER – Sunday Times

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