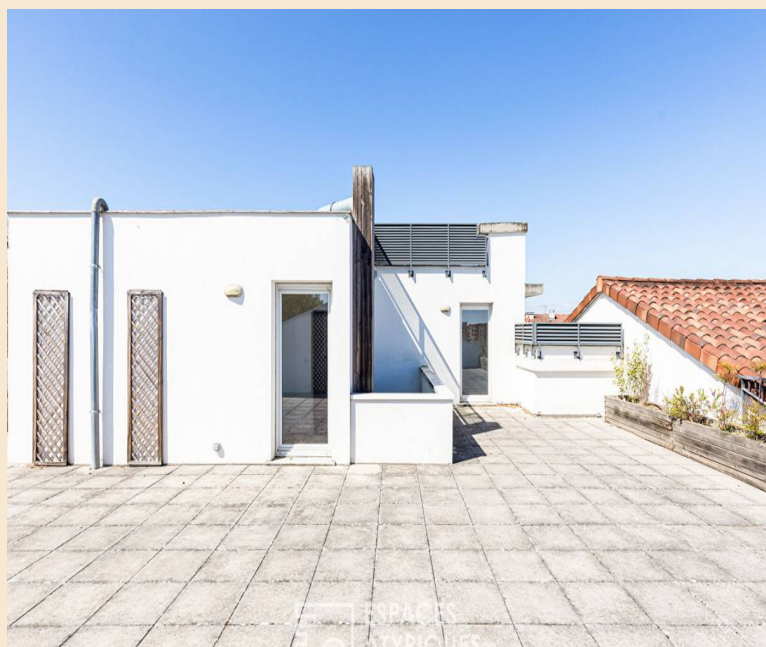


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Top floor duplex with terrace in Toulouse

Haute-Garonne , Occitanie



€545,000

inc. of agency fees

4 Beds 3 Baths 133 sqm

Located a few steps from the city center and close to all the amenities of Ponts Jumeaux, this 133.2sqm Carrez apartment is located on the 6th and top...

At a Glance

Reference MFH-EATEA1-8899

Bed 4

Near to Toulouse

Bath 3

Pool No

Price €545,000

Hab.Space 133 sqm

Land Tax N/A

Property Description

Located a few steps from the city center and close to all the amenities of Ponts Jumeaux, this 133.2sqm Carrez apartment is located on the 6th and top floor with elevator. It benefits from a 150sqm terrace without vis-à-vis and an exceptional view of the rooftops of Toulouse and the Canal du Midi. The entrance in the form of a hall with cupboards serves the rooms on the first level. It has a spacious and bright living room giving direct access to the intimate balcony with a view of the Canal du Midi. An independent and fitted kitchen also allows easy communication with the balcony. A bedroom with cupboards and its private bathroom as well as a separate toilet complete this level. The staircase in the living room provides access to the upper level. On one side is a rochelle, enjoying beautiful light, which can be arranged as an office space. On the other side, the corridor serves the sleeping area. It consists of three beautiful, spacious and bright bedrooms, including a master bedroom with its own bathroom and privileged access to the terrace. All have a storage space with cupboards. A third independent bathroom and a separate toilet complete the sleeping area. The 150sqm terrace surrounds all the rooms on this last level. It offers a clear view of the rooftops of Toulouse and the Canal du Midi. Two secure parking spaces in the basement. Reversible temperature control system allowing a cooling, heating and ventilation function. Shops, transport and schools in the immediate vicinity. Co-ownership built in 2009 (no procedure in progress). Annual charges: 3720 euros. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,530 and EUR2,130. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347

Condominiums of 290 units (No proceedings in progress).

Annual expenses : 3720 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€545,000

Key Information

Year Built:	2009
Internal Area:	133 sqm
Property Features:	
•	Balcony: 1

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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