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Exceptional loft with terrace and view of the rooftops of Toulouse

Haute-Garonne , Occitanie



€750,000

inc. of agency fees

2 Beds 1 Baths 166 sqm

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m² (including 142.75m²) is the ideal place to...

At a Glance

| | | | | | |
|-----------|-----------------|---------|----------|-----------|----------|
| Reference | MFH-EATEA2-9235 | Near to | Toulouse | Price | €750,000 |
| Bed | 2 | Bath | 1 | Hab.Space | 166 sqm |
| | | Pool | No | Land Tax | N/A |

Property Description

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m² (including 142.75m²) is the ideal place to live with a panorama of Toulouse.

From the entrance, a magnificent living room of more than 100m² takes place, the exposed framework and the ceiling height of more than 6 meters are impressive.

Several spaces stand out: a beautiful entrance, a lounge area, a dining room side then an open and equipped kitchen. The full-height windows give a pleasant inside/outside feel with a clear view of the Pyrenees. A 23m² terrace runs along this bright living room.

This is followed by a utility room, a laundry room and a toilet.

A sumptuous industrial-style staircase leads to the rest of the apartment. Two bedrooms stand out, a large bathroom, an office space, a custom-designed dressing room and a bathroom.

This exceptional loft is the ideal place to live due to its calm, its direct proximity to the city center and its unparalleled atypicality.

Two closed parking spaces

Air conditioner

Two cellars

Co-ownership of 6 residential lots (No procedure in progress)

Annual charges: euros940

ENERGY class: C / CLIMATE class: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,160 and euros1,640

Information on the risks to which this property is exposed is available on the G  orisks website
Condominiums of 6 units (No proceedings in progress).

Annual expenses : 940 euros.

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 2 |
| Bathrooms | 1 |
| Price | €750,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 166 sqm |
|----------------|---------|

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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