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Apartment on the banks of the Canal du Midi

Haute-Garonne , Occitanie



€680,000

inc. of agency fees

3 Beds 2 Baths 136 sqm

In a leafy setting in the sought-after Saint Aubin district, this characterful apartment of approximately 136sqm combines period charm and contemporary...

At a Glance

Reference MFH-EAT10974

Bed 3

Near to Toulouse

Bath 2

Pool No

Price €680,000

Hab.Space 136 sqm

Land Tax N/A

Property Description

In a leafy setting in the sought-after Saint Aubin district, this characterful apartment of approximately 136sqm combines period charm and contemporary comfort in a privileged setting. Located on the first floor of a superb Art Deco building, it occupies its own landing and benefits from beautiful natural light thanks to its generous openings overlooking the Canal du Midi. The entrance opens onto a spacious hall leading to a double living room in a row, with harmonious volumes. The independent, fully equipped kitchen gives access to a private terrace, perfect for outdoor dining. The sleeping area offers two bedrooms with shared bathrooms, as well as a master suite with its own shower room. A shared garden embellishes the whole, offering a pleasant relaxation area. A storeroom located in the courtyard completes this property. Possibility of renting a parking space in the neighboring building. ENERGY Class: C / CLIMATE Class: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,470 and EUR2,050. Information on the risks to which this property is exposed is available on the Géorisques website

Condominiums of 16 units (No proceedings in progress).

Annual expenses : 2615 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€680,000

Key Information

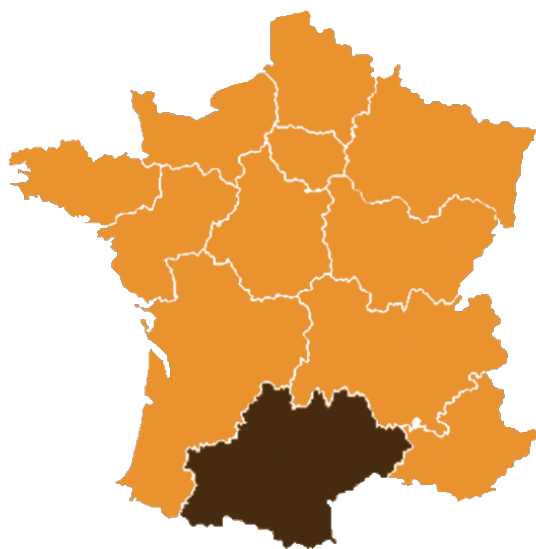
Internal Area: 136 sqm

Property Features:

- Balcony: 1

Has a Garden Yes

Location: Occitanie



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S. and L. BROWN



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