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## Apartment in Saint-Cyprien with Garonne view

Haute-Garonne , Occitanie



**€520,000**

inc. of agency fees

3 Beds    1 Baths    104.35 sqm

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor...

### At a Glance

Reference MFH-EATEA2-9865

Near to Toulouse

Price €520,000

Bed 3

Bath 1

Hab.Space 104.35 sqm

Pool No

Land Tax N/A

### Property Description

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor area of 104.35 sqm (92.15 sqm Carrez), it seduces with its layout and its unobstructed view of the banks of the Garonne. From the entrance, a large living room opens onto a friendly living/dining room area bathed in light. The fitted and equipped kitchen blends harmoniously into the whole, creating a warm and functional living space. On the night side, three bedrooms with storage share a bathroom equipped with a shower and a bathtub, offering all the necessary comfort for everyday life. Its privileged location, its brightness and its breathtaking view make this apartment a rare property in the area. Reversible air conditioning Laundry room/ Pantry Facade renovation in progress Separate WC with storage ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1140 euros and 1600 euros. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 1798 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€520,000

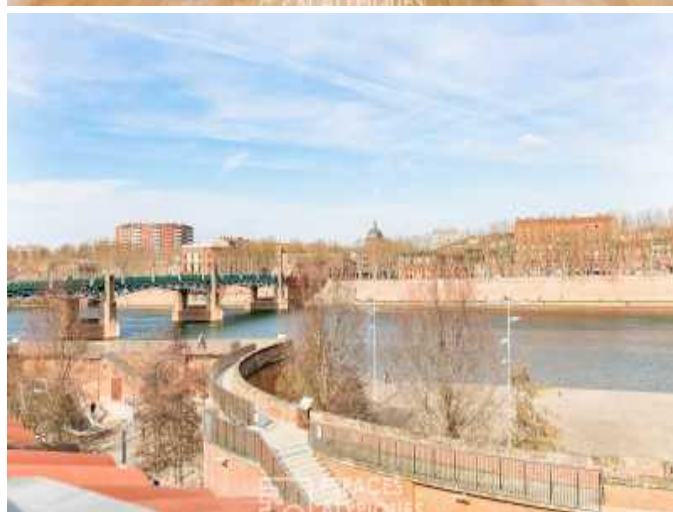
Key Information

Internal Area:	104.35 sqm
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Location: Occitanie



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**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**



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