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## Top-floor apartment in the hyper-center

Haute-Garonne , Occitanie



**€675,000**

inc. of agency fees

3 Beds      1 Baths      132 sqm

Located in the Capitole district, this loft-style apartment is nestled on the 4th and top floor of a magnificent condominium with a private elevator and...

### At a Glance

**Reference** MFH-EATEA3-9514

**Near to** Toulouse

**Price** €675,000

**Bed** 3

**Bath** 1

**Hab.Space** 132 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located in the Capitole district, this loft-style apartment is nestled on the 4th and top floor of a magnificent condominium with a private elevator and offers a surface area of 132.39 sqm (Carrez law). Upon entering, the space is impressive, and light floods through the various rooms. On one side, the dining room features beautiful hardwood flooring. The separate, fully equipped kitchen adjoins it and offers plenty of storage. On the other side, the living room/TV area offers a cozy setting thanks to its beams and high ceilings. It also has a mezzanine that can be used as an office area. The property features 3 beautiful bedrooms, each with a dressing room and bathroom, all in a private space. A cellar completes the property. A parking space is available for purchase. The condominium is surrounded by a wooded park. This exceptional loft is the ideal place for family life or a pied-à-terre in a perfectly maintained condominium, perfect for city living in the "City of Roses." Fermat school map - 500m Toulouse Capitole University - 250m Place du Capitole - 450m Metro: 500m Blagnac Airport - 8km Annual charges EUR2,744 18 lots. No procedures in progress. ENERGY class: C / CLIMATE class: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,300 and EUR1,810 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35 Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2744 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€675,000

Key Information

Year Built:	1800
Internal Area:	132 sqm

Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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