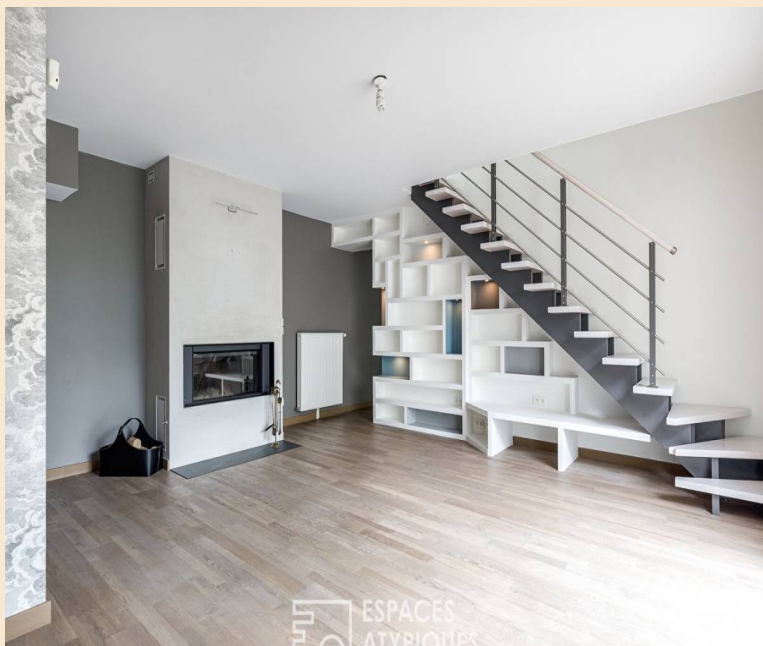


[Click to view MFH-EAT11381](#)

## Duplex on the top floor and its terraces

Haute-Garonne , Occitanie



**€699,000**

inc. of agency fees

5 Beds 3 Baths 175.86 sqm 0.12 ha

In the heart of Fonsegrives, just a few minutes from Toulouse's eastern ring road, this 153sqm Carrez law duplex (175sqm floor area) stands out for its...

### At a Glance

**Reference** MFH-EAT11381

**Near to** Toulouse

**Price** €699,000

**Bed** 5

**Bath** 3

**Hab.Space** 175.86 sqm

**Land** 0.12 ha

**Pool** No

**Land Tax** N/A

### Property Description

In the heart of Fonsgrives, just a few minutes from Toulouse's eastern ring road, this 153sqm Carrez law duplex (175sqm floor area) stands out for its unique design and high-end amenities. From the entrance, the spaciousness is impressive. The 53sqm living/dining room area is centered around a contemporary Stuv fireplace, a true statement piece. A custom-made bookcase emphasizes the modernity of the layout, while the parquet flooring creates a warm atmosphere. The open-plan kitchen, meticulously designed by Lupio Design, combines elegance and functionality with graphic lines and high-quality materials. The main level also offers a beautiful master suite with a dressing room and bathroom, two additional rooms that can be used as an office or bedroom, and a second bathroom. Upstairs, two large attic bedrooms have direct access to a Tropezian terrace and share a stylishly designed bathroom. The entire apartment has been intelligently designed: numerous built-in storage spaces, motorized roller shutters with centralized control, reinforced insulation on partitions, gas heating, double glazing, custom-made furniture. Outside, the open spaces provide a welcome breath of greenery. The terraces, accessible from the living room and the suite, allow you to enjoy the beautiful days in complete privacy. Nestled in a quality condominium, the apartment offers a serene residential setting, close to shops, schools, and transport. In addition, the property is sold with two parking spaces, a 21 sqm garage, and a large cellar on the ground floor. Co-ownership of 10 lots 10 residential (No procedure in progress) 26 lots in total. Current annual charges: EUR2,592 Information on the risks to which this property is exposed is available on the Géorisques website Commercial agent: Louis BEILLARD - EI - RSAC number 849 902 267- 06 71 39 13 83

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 2592 euros.

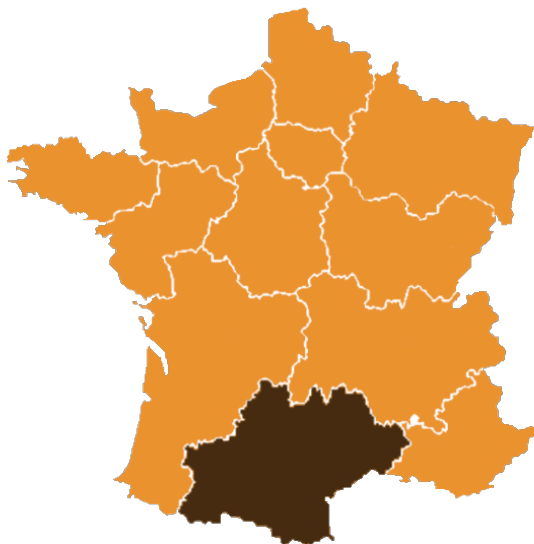
Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	3
Price	€699,000

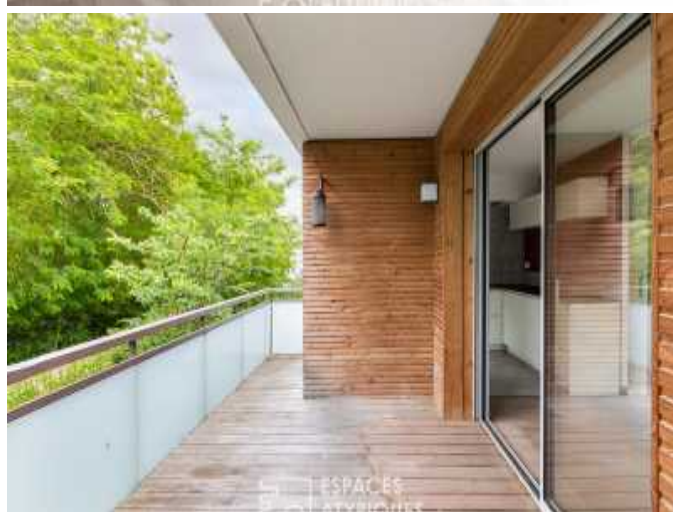
Key Information

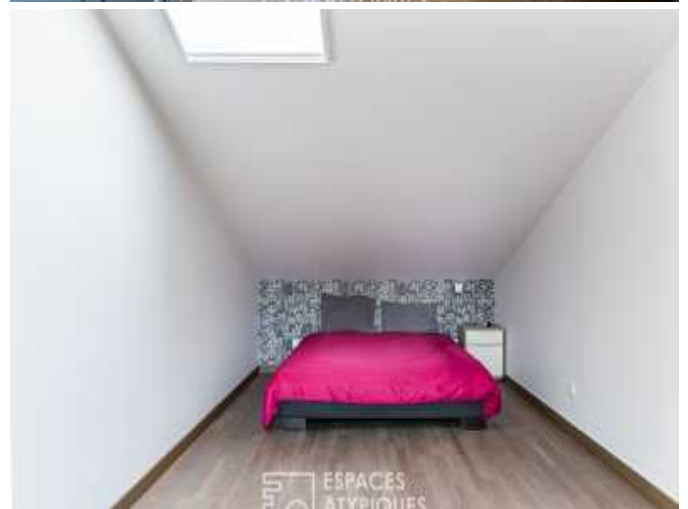
Year Built:	2016
Internal Area:	175.86 sqm
Land Area:	0.12 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes

Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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