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## Haussmannian elegance in the heart of Les Carmes

Haute-Garonne , Occitanie



**€1,040,000**

inc. of agency fees

3 Beds      1 Baths      169 sqm

Ideally located just steps from the sought-after Place des Carmes, this Haussmann-style apartment captivates with its timeless charm and meticulous renovation....

### At a Glance

**Reference** MFH-EATEA2-10228

**Near to** Toulouse

**Price** €1,040,000

**Bed** 3

**Bath** 1

**Hab.Space** 169 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Ideally located just steps from the sought-after Place des Carmes, this Haussmann-style apartment captivates with its timeless charm and meticulous renovation. Nestled on the second floor of a bourgeois building with an interior courtyard, it offers a unique living environment where the character of the past blends harmoniously with modern comfort. A refined and flexible space, thanks to its generous volumes and functional layout, this apartment can be redesigned according to your needs to offer an elegant residence adapted to your lifestyle. A vast reception area bathed in light combines a living room and a dining room. The whole is enhanced by beautiful fireplaces and remarkable high ceilings, creating a warm and refined atmosphere. The current layout includes three spacious bedrooms, a separate and bright kitchen, and a separate office space. A shower room with WC and a second separate WC complete this property. An exceptional location, in the heart of the Carmes district, this apartment benefits from a privileged living environment. Shops, transport and the emblematic places of Toulouse are in the immediate vicinity, making everyday life easier. Services and annexes: This property has a vaulted cellar made of fairground bricks as well as two attics allowing additional storage. The city gas heating is supplemented by an air/air heat pump with air conditioning, thus offering optimal comfort in all seasons. The interior wooden shutters preserve the authentic charm of the place. A private parking space in the courtyard of the condominium completes this set. This unique apartment can be rearranged according to your desires and requirements. ENERGY Class: C / CLIMATE Class: C Average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR2,110 and EUR2,930. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 - 07 84 5 23 49 Condominiums of 67 units (No proceedings in progress).

Annual expenses : 1864 euros.

### Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 3          |
| Bathrooms      | 1          |
| Price          | €1,040,000 |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 169 sqm |
|----------------|---------|

### Location: Occitanie



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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