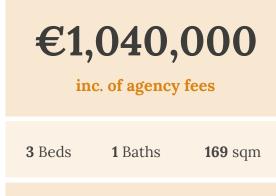


# Haussmannian elegance in the heart

# of Les Carmes

#### Haute-Garonne, Occitanie





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

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## At a Glance

<b>Reference</b> MFH-EAT	TEA2-10228 Near to	• Toulouse	Price	€1,040,00
Bed 3	Bath	1	Hab.Spac	<b>ce</b> 169 sqm
	Pool	No	Land Tax	× N/A
	1		I	

### **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).

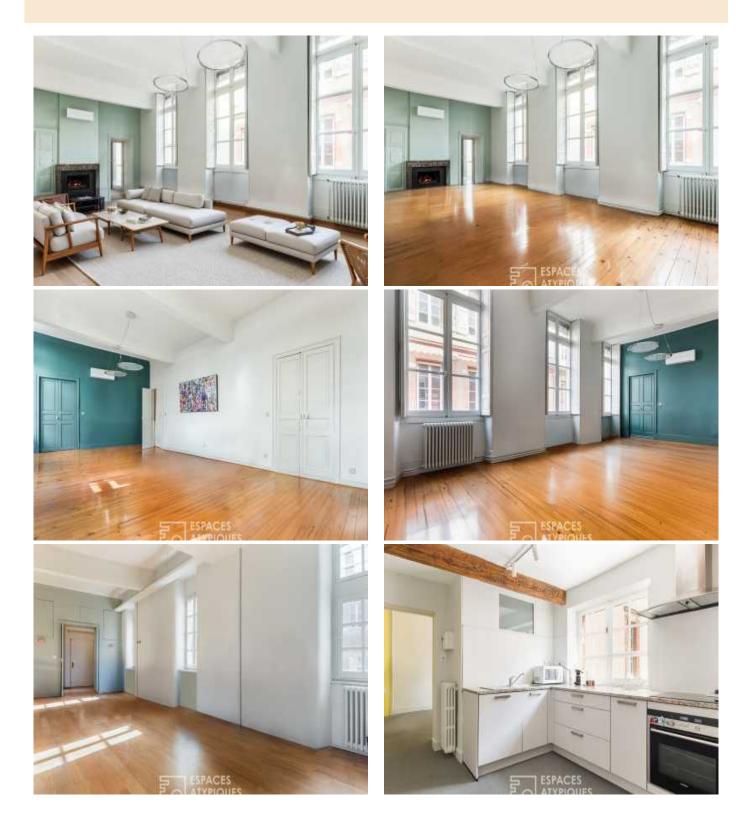
Annual expenses : 1864 euros.

Summary		<b>Key Information</b>	
Property type:	Apartment	Internal Area:	169 sqm
Bedrooms:	3		
Bathrooms	1		
Price	€1,040,000		

## Location: Occitanie



## Gallery









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C. BAUER - Sunday Times

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#### S. and L. BROWN



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