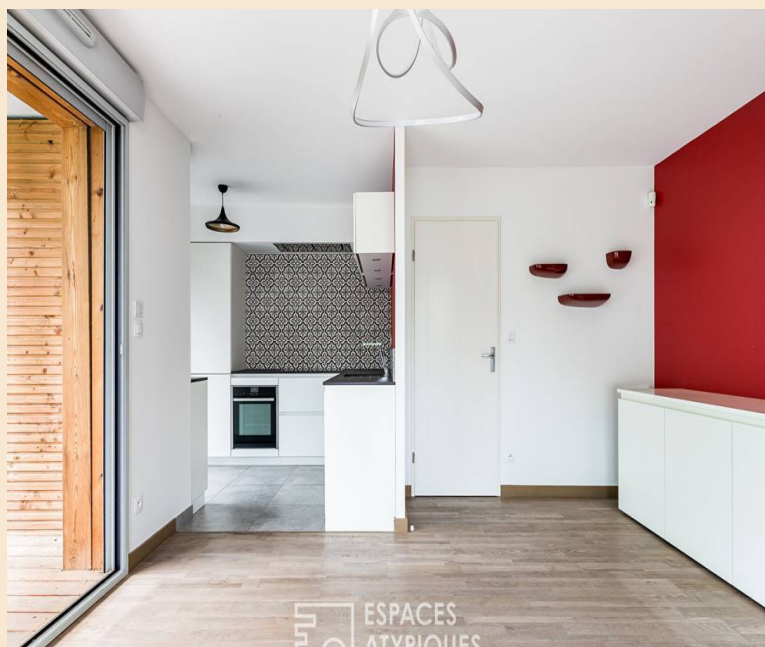


[Click to view MFH-EATEA2-11381](#)

Duplex on the top floor and its terraces

Haute-Garonne , Occitanie



€645,000

inc. of agency fees

5 Beds 3 Baths 175.86 sqm 0.12 ha

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...

At a Glance

Reference MFH-EATEA2-11381

Near to Toulouse

Price €645,000

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.

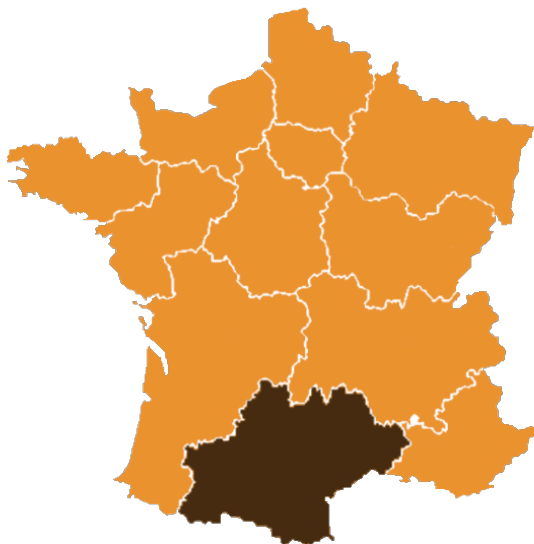
Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	3
Price	€645,000

Key Information

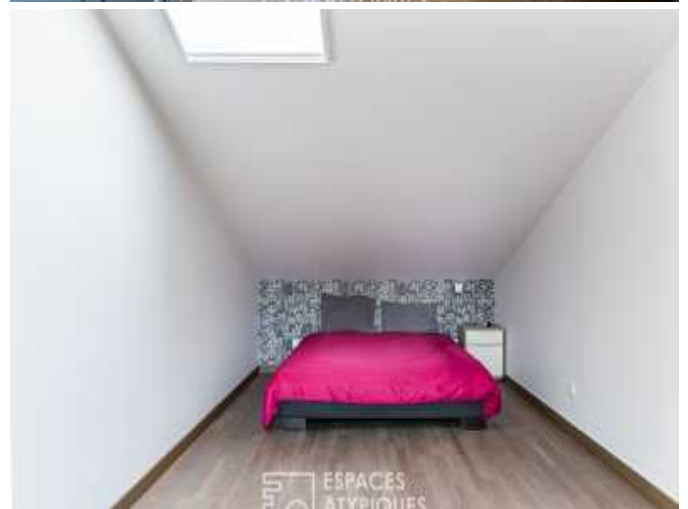
Year Built:	2016
Internal Area:	175.86 sqm
Land Area:	0.12 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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