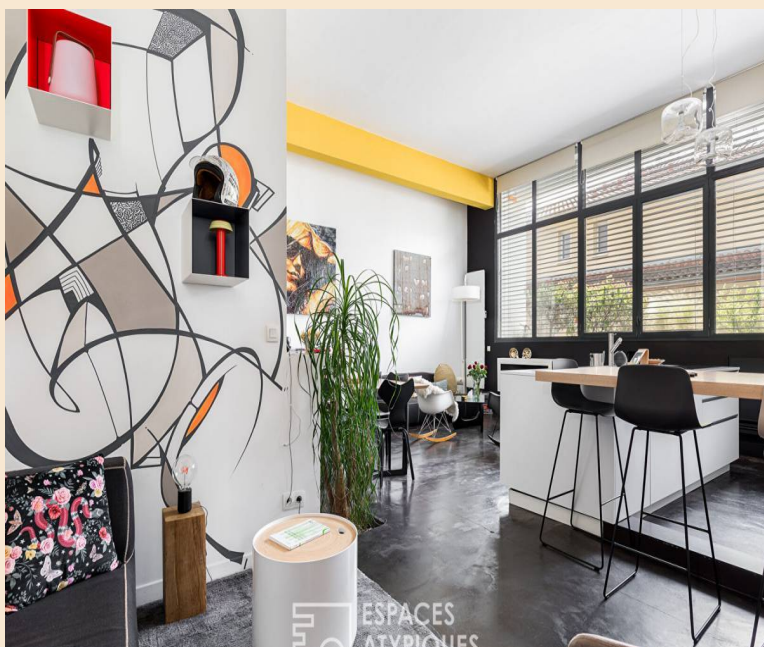


[Click to view MFH-EATEA3-8839](#)

Loft in a former printing house in Les Minimes

Haute-Garonne , Occitanie



€845,000

inc. of agency fees

5 Beds 2 Baths 165 sqm

Located in the heart of Les Minimes in Toulouse, this loft, designed like a house, offers a surface area of approximately 165sqm (including 140.48sqm...

At a Glance

Reference MFH-EATEA3-8839

Near to Toulouse

Price €845,000

Bed 5

Bath 2

Hab.Space 165 sqm

Pool No

Land Tax N/A

Property Description

Located in the heart of Les Minimes in Toulouse, this loft, designed like a house, offers a surface area of approximately 165sqm (including 140.48sqm Carrez) with terrace. Resulting from the rehabilitation of a famous printing house from the 70s, this loft has benefited from two major renovations. A complete basement directly connected from the inside has been transformed into a games room, projection room or even a reception room and can be transformed according to the projects. The main entrance is through an astonishing door. A patio provides a link with the interior. The volumes are immediately impressive. A first space is drawn; the living room is naturally extended by the kitchen. The play of light, the colors of the walls, the different ceiling heights create a real personality to the place. Slightly set back, a master bedroom takes place and offers a dressing room and a private bathroom. Opposite, a corridor serves the 3 duplex bedrooms sharing a bathroom. A laundry room completes the whole. The lower level, the former machine room, has become a 145sqm play or evening space. A final bedroom completes the living area. Close to all shops and amenities, it benefits from a complete renovation providing it with high-end services and neat finishes. Two garages are directly accessible from the loft. The prime location, coupled with a unique lifestyle, make this property a real cocoon of comfort in the city center. Two covered garages, one of which is closed

Dual purpose Voluntary trustee Many of around 70sqm Co-ownership of 19 lots including 4 residential lots (No proceedings in progress) Current annual charges: EUR883.98 ENERGY class: E / CLIMATE class: B Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR2,330 and EUR3,210 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347 - 06 15 24 39 66 Condominiums of 19 units (No proceedings in progress).

Annual expenses : 883.98 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€845,000

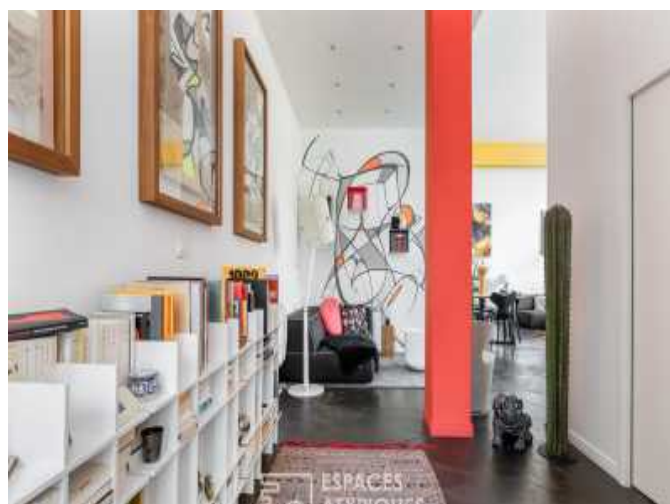
Key Information

Year Built:	1970
Internal Area:	165 sqm

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

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).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved