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Loft with suspended terrace near the plant garden

Tarn-et-Garonne , Occitanie



€295,000

inc. of agency fees

3 Beds 1 Baths 159 sqm

Located on the first floor of a small condominium, a few dozen meters from the Jardin des Plantes, and therefore a few minutes from the lively streets of the city center (of the pinkest of pink cities),...

At a Glance

Reference	MFH-EAT970ET	Near to	Toulouse	Price	€295,000
Bed	3	Bath	1	Hab.Space	159 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the first floor of a small condominium, a few dozen meters from the Jardin des Plantes, and therefore a few minutes from the lively streets of the city center (of the pinkest of pink cities), this large type 4 apartment benefits from 'an interesting situation, and a unique design! Access to the apartment is via the terrace. It is not suspended, but perched on a beautiful metal structure, and its exotic wood floor offers a

beautiful introduction to our visit. The entrance, equipped with a large storage cupboard, naturally leads us to a very spacious living room. 5 meters. This is the ceiling height of this unique ALL-IN-ONE. The fully equipped kitchen is, thanks to its central island, open to the living room/fireplace area with insert, and to the dining area. More than 60 m² open to relax, receive, share... Almost hidden, the corridor distributes on both sides, 2 bedrooms, a bathroom with shower and bathtub as well as a separate toilet. A pantry/laundry room completes this level. The metal staircase, truly suspended! Leads to the 1st floor and distributes a first open attic space, which can serve as an office, library or home cinema area. Continuing on, we will discover a charming bedroom and its associated bathroom/wc. there is no shortage of storage. They are strategically placed under the creepers. Its generous volumes and ergonomics make this loft a rare property in an ideal location. 2 parking spaces at the foot of the apartment are part of the lot. Nearby: Shops / Schools / Train station / Ring road / Town center... "It is also possible to purchase the premises located on the ground floor of the loft. Ideal for a liberal profession or workshop. It is a tiled premises of 83m², with its independent entrance and 2 bay windows 1 parking space." ENERGY CLASS: D / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1660 and EUR2290 Information on the risks to which this well is exposed are available on the Géorisks website:

Condominiums of 6 units.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€295,000

Key Information

Internal Area:	159 sqm
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Location: Occitanie



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