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## Quiet apartment with terrace

Haute-Garonne , Occitanie



# €399,000

inc. of agency fees

3 Beds

1 Baths

102 sqm

Located in the peaceful Colonne district, close to the Media Library, this beautiful 102m2 apartment is nestled in the heart of a prime neighborhood. The entrance opens directly onto the living room of...

### At a Glance

**Reference** MFH-EAT6456

**Bed** 3

**Near to** Toulouse

**Bath** 1

**Pool** No

**Price** €399,000

**Hab.Space** 102 sqm

**Land Tax** N/A

### Property Description

Located in the peaceful Colonne district, close to the Media Library, this beautiful 102m2 apartment is nestled in the heart of a prime neighborhood. The entrance opens directly onto the living room of just over 40m2 which benefits from double exposure. Organized in an L shape, the living room is decorated with a beautiful custom-made library with the dining room as an extension. Access to the terrace is from this space, offering a soothing view of the surrounding greenery. The separate kitchen is directly adjacent to the living space. The sleeping area is distributed by an independent corridor serving the 3 bedrooms, two of them with

large fitted cupboards. A beautiful bathroom completes the sleeping area. A boxed garage as well as a storeroom space complete the whole thing. In the immediate vicinity of the Villa Méricant park at the foot of the terrace. Property subject to co-ownership status - 50 lots - EUR1,560 per year. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1090 and EUR1530. Information on the risks to which this property is exposed is available on the GÉORISKS website

Condominiums of 50 units (No proceedings in progress).

Annual expenses : 1560 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€399,000

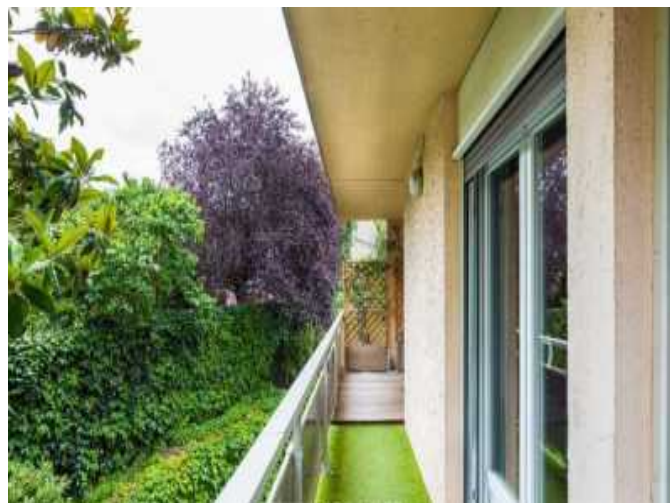
## Key Information

Year Built:	1979
Internal Area:	102 sqm

## Location: Occitanie



## Gallery







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