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Top floor loft with terraces at Busca

Haute-Garonne , Occitanie



€650,000

inc. of agency fees

2 Beds 2 Baths 170 sqm

Located in Busca in an intimate co-ownership from the 1930s, this top floor apartment was born from the renovation of an old sawmill. Designed like a house, this loft is the only apartment on the top...

At a Glance

Reference	MFH-EATEA2-5623	Near to	Toulouse	Price	€650,000
Bed	2	Bath	2	Hab.Space	170 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Busca in an intimate co-ownership from the 1930s, this top floor apartment was born from the renovation of an old sawmill. Designed like a house, this loft is the only apartment on the top floor and benefits from an exceptional volume of 170sqm including 131sqm Carrez. The entrance opens onto an intimate, cleverly designed entryway. The private staircase could be replaced by a private elevator (quote on request). The living space is impressive, the living room is bathed in bright light with a cozy atmosphere. Two planted terraces on either side of the living room extend the surface area in the summer season. A high-

end kitchen naturally extends the stay. A utility room completes the space. The sleeping area has two bedrooms. A first with its bathroom and a second, the master suite composed of a dressing room, a bathroom and its lion's paw bathtub. A third bedroom could be integrated into the apartment. On the ground floor, a deep garage for two vehicles completes everything. This property, due to its exceptional services and volumes, constitutes a true haven of peace just a few steps from the city center. Complete renovation in 2014 (joinery, electricity, plumbing, insulation) under ten-year guarantees. Air conditioning Double garage on the electrified ground floor Subject to co-ownership: 6 lots including 5 residential divided between two co-owners Annual charges: None No procedure in progress. ENERGY CLASS: C / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use established from energy prices for the year 2021 of between EUR1,280 and EUR1,790. Information on the risks to which this property is exposed is available on the Géorisks website Condominiums of 6 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€650,000

Key Information

Year Built:	1930
Internal Area:	170 sqm

Location: Occitanie



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