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Oasis in the center of Toulouse

Haute-Garonne , Occitanie



€685,000

inc. of agency fees

1 Beds 1 Baths 82 sqm

Nestled in the sought-after Carmes district, a stone's throw from rue Ozenne, this apartment has been completely renovated by a renowned architect. The 82sqm living environment combines modernity and...

At a Glance

Reference	MFH-EAT7168	Near to	Toulouse	Price	€685,000
Bed	1	Bath	1	Hab.Space	82 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled in the sought-after Carmes district, a stone's throw from rue Ozenne, this apartment has been completely renovated by a renowned architect. The 82sqm living environment combines modernity and old-world charm. On the ground floor, the entrance is through an elegant airlock similar to that of a bourgeois house. A double glass door opens onto a spacious and bright 21sqm bedroom decorated with a magnificent marble fireplace. This space accommodates an office facing an exterior where hydrangeas, camellias and

azaleas bloom. A bathroom with a large walk-in shower and a Corian sink provides modern comfort. The living room has a completely redesigned living-dining room with its tailor-made library, semi-open and fully equipped and furnished. The kitchen completes this space with generous volumes which give this place its unique character (doors, moldings, solid oak flooring). A true haven of peace, the 72sqm courtyard has been magnificently planted with plants, creating a unique place of relaxation in the city. Its private and green oasis, its rural calm and the amenities of urban life will delight lovers of the city center. Co-ownership of 2 residential lots (No procedure in progress) Annual charges: EUR1,200 ENERGY class: D / CLIMATE class: D Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR1,414 and EUR1,914 Information on the risks to which this property is exposed is available on the Géorisks website Commercial agent: Clément Lagarde - EI - RSAC number 903 635 464

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 1200 euros.

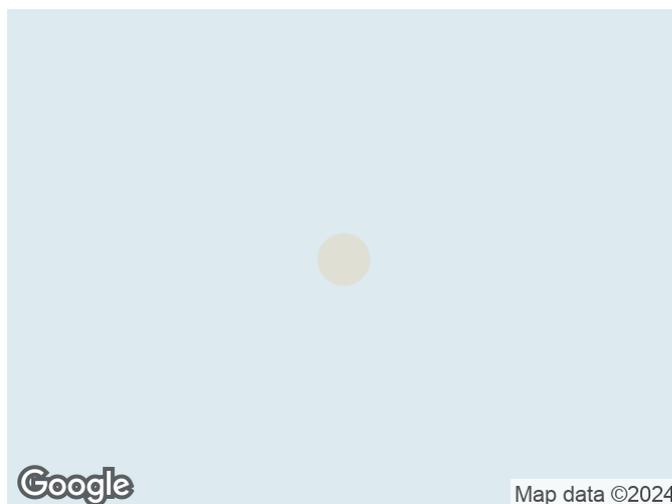
Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€685,000

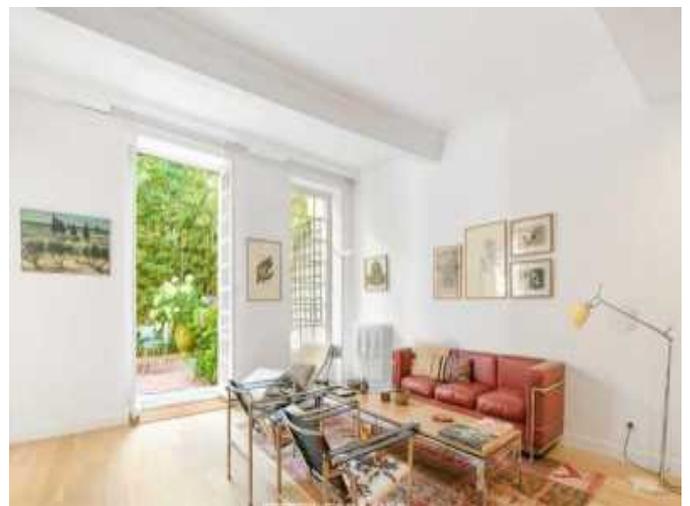
Key Information

Internal Area:	82 sqm
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Location: Occitanie



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C. BAUER – Sunday Times

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