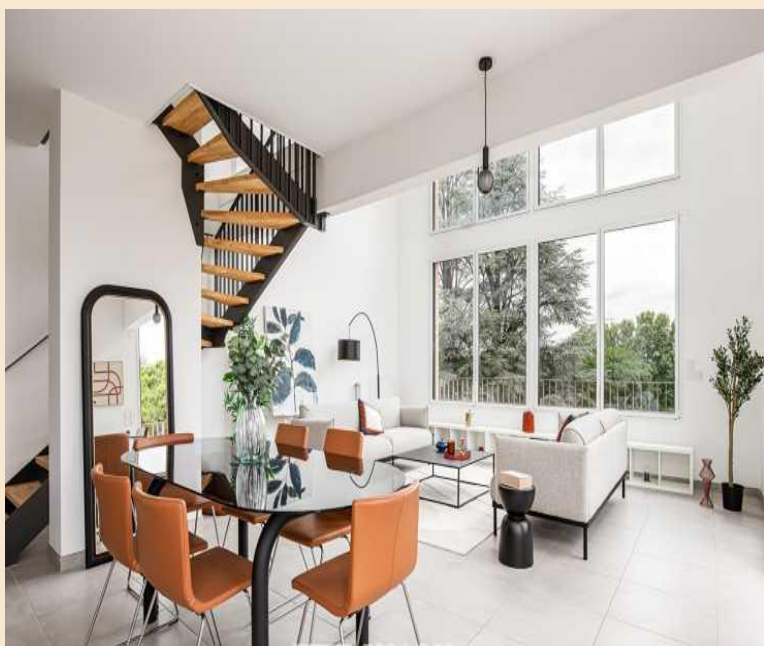


[Click to view MFH-EAT7188](#)

## Rooftop duplex with terrace and spa

Haute-Garonne , Occitanie



# €905,000

inc. of agency fees

4 Beds   2 Baths   128.9 sqm   0.01 ha

Located close to Toulouse city center, this 128.9m<sup>2</sup> Carrez rooftop duplex will delight city dwellers looking for a real cocoon. Several terraces surround the apartment, for a total surface area of 130m<sup>2</sup>....

### At a Glance

<b>Reference</b>	MFH-EAT7188	<b>Near to</b>	Toulouse	<b>Price</b>	€905,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	128.9 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located close to Toulouse city center, this 128.9m<sup>2</sup> Carrez rooftop duplex will delight city dwellers looking for a real cocoon.

Several terraces surround the apartment, for a total surface area of 130m<sup>2</sup>. A rooftop terrace features a swimming spa with an unobstructed view.

The architecture is impressive from the moment you enter.

The first volume is organized around the living room in a New York loft style, with unusual volumes. Brightness reigns supreme with numerous openings, notably onto the first 30m<sup>2</sup> terrace. The kitchen area is a natural extension.

The sleeping area is divided into two levels. A first bedroom with private bathroom has been designed on the first level, as well as a second with a shower room. The two bedrooms could be joined to form a single suite. These two spaces also feature a terrace.

The contemporary staircase is the backbone of the house, leading to the first floor. Two bedrooms share a shower room with sanitary facilities.

A final terrace with swim spa completes this exceptional property.

Close to all amenities, in a quiet environment, this apartment will delight aficionados of atypical living spaces.

Reduced notary fees

Double garage in basement

Numerous gardens/parks downstairs with athletics track

Condominium with 109 units in 5 buildings.

Annual charges: xx euros.

ENERGY CLASS: B / CLIMATE CLASS A: Estimated average annual energy costs for standard use, based on 2021 energy prices: euros850 to euros1150. Diagnostics in progress.

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Louis Chevallet - EI - RSAC number 852 573 088

Condominiums of 109 units (No proceedings in progress).

Annual expenses : 1 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€905,000

## Key Information

Year Built:	2024
Internal Area:	128.9 sqm
Land Area:	0.01 ha

## 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

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**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.

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