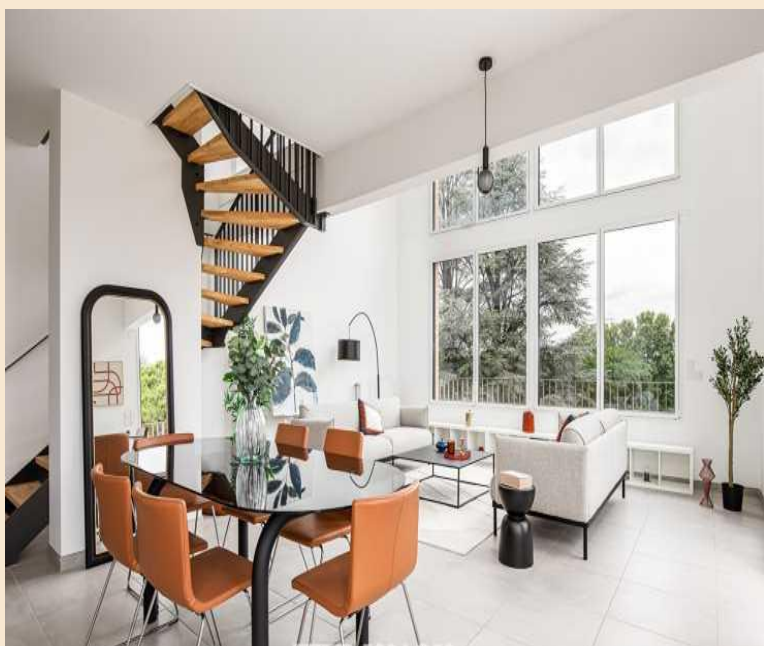


[Click to view MFH-EAT7188](#)

## 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

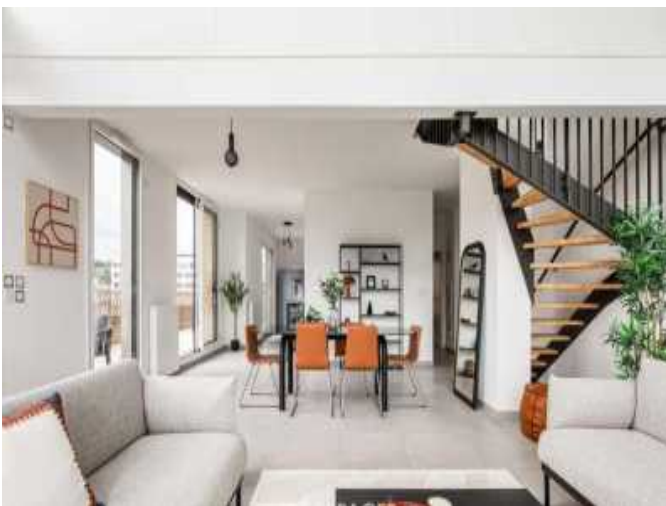
## Key Information

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates