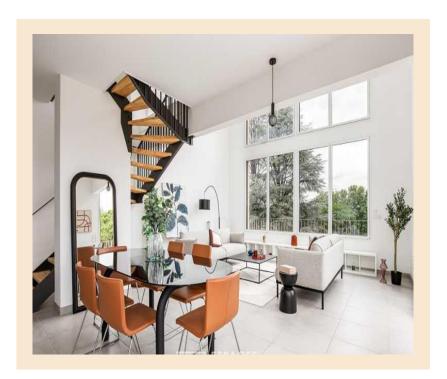
Click to view MFH-EAT7188

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 128.9m² Carrez rooftop duplex will delight city dwellers looking for a real cocoon. Several terraces surround the apartment, for a total surface area of 130m²....

At a Glance

Reference MFH-EAT7188 **Near to** Toulouse **Price** €905,000

Bed 4 **Bath** 2 **Hab.Space** 128.9 sqm

Land 0.01 ha **Pool** No **Land Tax** N/A

Property Description

Located close to Toulouse city center, this 128.9m² Carrez rooftop duplex will delight city dwellers looking for a real cocoon.

Several terraces surround the apartment, for a total surface area of 130m². 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 30m² 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

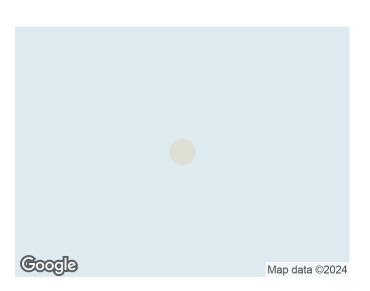
Key Information

Year Built: 2024

Internal Area: 128.9 sqm Land Area: 0.01 ha

Location: Occitanie

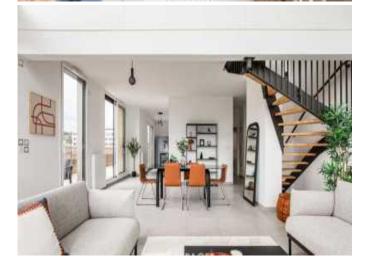




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C. BAUER - Sunday Times

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S. and L. BROWN



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