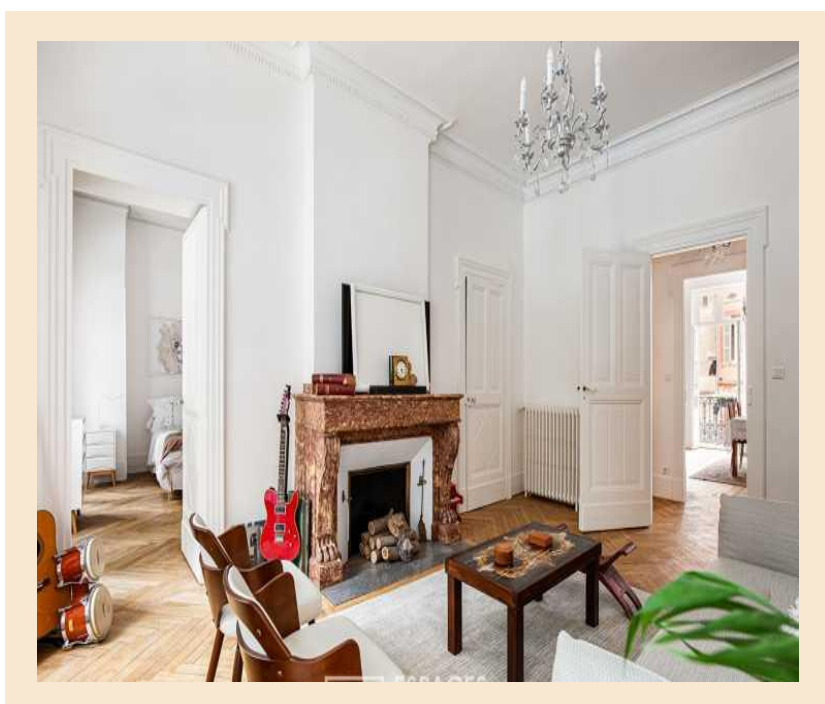


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Hausmanian apartment in the heart of Toulouse

Haute-Garonne , Occitanie



€915,000

inc. of agency fees

3 Beds 2 Baths 162 sqm

Located in one of the most beautiful buildings on the Jean Jaurès Ramblas, this 152m² Hausmann apartment has been renovated by its owners. The contemporary-style renovation enhances the apartment's original...

At a Glance

Reference MFH-EAT7145

Bed 3

Near to Toulouse

Bath 2

Pool No

Price €915,000

Hab.Space 162 sqm

Land Tax N/A

Property Description

Located in one of the most beautiful buildings on the Jean Jaurès Ramblas, this 152m² Hausmann apartment has been renovated by its owners. The contemporary-style renovation enhances the apartment's original charm.

The entrance features a vast hall with surprisingly high ceilings and plenty of natural light. The beautiful reworked parquet floor sets the tone for the quality of the finishes. The through-viewing aspect of the home breathes life into the whole, and provides brightness at any time of day. Several balconies are available on the Ramblas side, complemented by a balcony on the courtyard side.

A hallway leads to the living room, where a beautiful period fireplace blends perfectly with herringbone parquet flooring. On the other side of the corridor, the dining room adjoins the uncluttered, semi-open kitchen. The moldings are a perfect match for the ceiling, and the view over the building's courtyard brings a certain tranquility.

The sleeping area comprises 3 large bedrooms, which can also be used as a study or a second living room, given their size, ranging from 20 to 26m². Two bathrooms complete the apartment's interior layout.

A 40m² attic that can be converted to suit individual needs, a cellar and a parking space in the courtyard complete this prestigious apartment.

Co-ownership of 12 residential lots (no legal proceedings in progress).

Annual charges: 2400 euros.

Condominiums of 39 units (No proceedings in progress).

Annual expenses : 2400 euros.

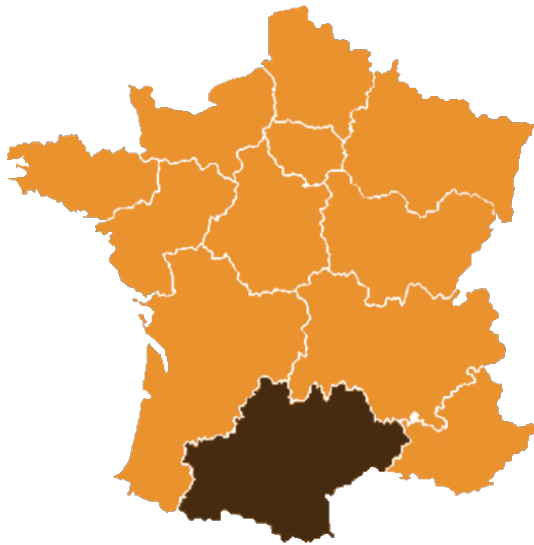
Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€915,000

Key Information

Year Built:	1880
Internal Area:	162 sqm
Property Features:	
• Balcony:	2

Location: Occitanie



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C. BAUER – Sunday Times

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