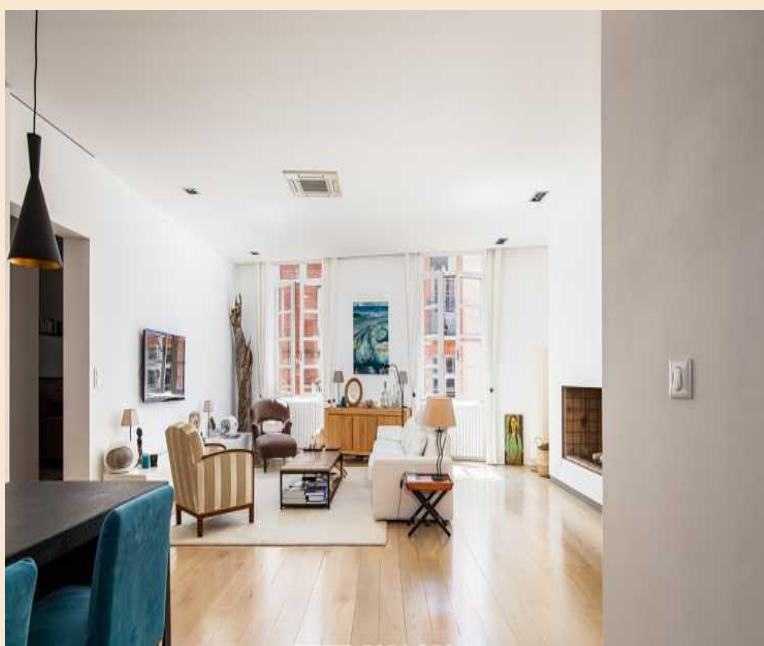


[Click to view MFH-EATEA1-6637](#)

## Apartment with terrace in the heart of Toulouse

Haute-Garonne , Occitanie



# €949,000

inc. of agency fees

3 Beds      3 Baths      185 sqm

In one of the most beautiful streets in Toulouse, in a pretty old building, this 185sqm duplex with contemporary renovation is located. Past the large entrance with plenty of storage including a cleverly...

### At a Glance

<b>Reference</b>	MFH-EATEA1-6637	<b>Near to</b>	Toulouse	<b>Price</b>	€949,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	185 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In one of the most beautiful streets in Toulouse, in a pretty old building, this 185sqm duplex with contemporary renovation is located. Past the large entrance with plenty of storage including a cleverly hidden laundry room, the fully equipped semi-open kitchen leads to a spacious, bright living room. The master bedroom, with dressing room and bathroom, is designed like a hotel room: comfortable and warm. The

ground floor is completed by a second bedroom, with bathroom and has access to a balcony. A discreet staircase takes us to the upper floor composed of a large plateau including an office space and a bedroom with bathroom. One of the major assets of this property: a terrace not overlooked with a view of the Toulouse rooftops. This unique apartment benefits from the advantages of the old with its character and the comfort of the contemporary with its modern equipment. A basement space in the Saint Georges car park is included in the sale.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,850 and EUR2,600.

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

Commercial agent: Marine Andrieu - EI - RSAC number 517 891 453

Condominiums of 22 units (No proceedings in progress).

Annual expenses : 1932 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€949,000

## Key Information

Internal Area:	185 sqm
----------------	---------

## 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