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Top floor loft apartment in Saint-Cyprien

Haute-Garonne , Occitanie



€545,000

inc. of agency fees

3 Beds 1 Baths 122 sqm

Located in the heart of Toulouse's Saint-Cyprien district, this loft-like apartment of approx. 122m² (97.89m² Carrez) offers a unique lifestyle on the top floor. Just a five-minute walk from Les Carmes...

At a Glance

Reference	MFH-EATEA1-7409	Near to	Toulouse	Price	€545,000
Bed	3	Bath	1	Hab.Space	122 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of Toulouse's Saint-Cyprien district, this loft-like apartment of approx. 122m² (97.89m² Carrez) offers a unique lifestyle on the top floor.

Just a five-minute walk from Les Carmes and Les Halles market, the apartment combines contemporary volumes with the character of an old building.

A private staircase leads to the apartment. The first volume consists of the living room, naturally extended by

the kitchen. The volumes are impressive and luminosity reigns supreme.

The upper level is dedicated to relaxation. There are 3 bedrooms, all with en-suite bathrooms. Two more intimate bedrooms face the master bedroom with study area.

A spacious bathroom with shower completes this duplex.

Its prime location in the heart of the city, coupled with its distinctive style, make this apartment a veritable cocoon of comfort.

Air conditioning

Volunteer management

Transfer of parking lease possible

Nearby points of interest: schools, colleges, Clinique Rive Gauche, metro, Parc Raymond VI, Prairie des Filtres, etc.

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,350 and euros1,880.

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

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 1006 euros.

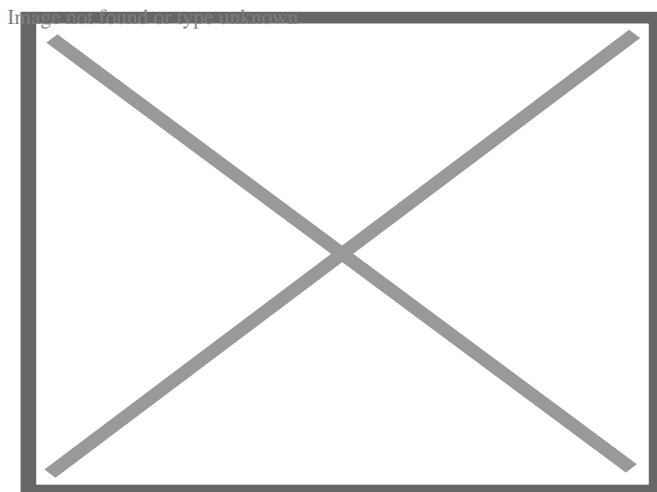
Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€545,000

Key Information

Year Built:	1900
Internal Area:	122 sqm

Location: Occitanie



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C. BAUER – Sunday Times

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