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Charming apartment in the Bonnefoy district

Haute-Garonne , Occitanie



€320,000

inc. of agency fees

2 Beds 2 Baths 130 sqm

Located at the foot of the future Metro station, this 130sqm duplex apartment (74 sqm Carrez) is located on the 2nd and last floor of an old building. From the entrance, the charm operates thanks to the...

At a Glance

Reference MFH-EAT7681

Bed 2

Near to Toulouse

Bath 2

Pool No

Price €320,000

Hab.Space 130 sqm

Land Tax N/A

Property Description

Located at the foot of the future Metro station, this 130sqm duplex apartment (74 sqm Carrez) is located on the 2nd and last floor of an old building. From the entrance, the charm operates thanks to the solid parquet flooring and decorative fireplaces. A hall leads to a 36sqm living room, offering a very calm setting. A fully equipped open kitchen and a cozy living room bathed in natural light create a friendly living space. On the same level, a bedroom, a bathroom and an office are located. A master suite is located upstairs with plenty of storage space and a shower room. A very large bedroom with dressing room and a shower room complete

this level. The location in the city center, the proximity of shops, transport and schools, the character and the renovation are the assets of this property. A cellar of 14 sqm Subject to the status of the co-ownership
ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between 1290 and 1800 euros. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marine Andrieu - EI - RSAC number 517 891 453
Condominiums of 18 units (No proceedings in progress).

Annual expenses : 1400 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€320,000

Key Information

Internal Area:	130 sqm
Property Features:	<ul style="list-style-type: none">Balcony: 1

Location: Occitanie



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C. BAUER – Sunday Times

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