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## Apartment with garden in the heart of the Capitol

Haute-Garonne , Occitanie



# €795,000

inc. of agency fees

3 Beds      1 Baths      166 sqm

Located in the heart of the popular Capitole district, this 155sqm apartment is the perfect definition of atypical. Let yourself be seduced by its volumes and its triplex configuration which make it a...

### At a Glance

<b>Reference</b>	MFH-EATEA1-947ET	<b>Near to</b>	Toulouse	<b>Price</b>	€795,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	166 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the popular Capitole district, this 155sqm apartment is the perfect definition of atypical. Let yourself be seduced by its volumes and its triplex configuration which make it a unique property, in the heart of a condominium steeped in history overlooking a private park with century-old trees. Once through the door, a spacious entrance is found on the main level with WC. On this same level, a fitted

kitchen with a dining area and laundry area. This is followed by the living room which is the heart of the apartment: with its sublime brick wall, its beautiful high ceilings marked by its framework as well as its large windows. An English terrace is added to this room with a direct view of the private park. Upstairs, a mezzanine bedroom with plenty of storage and a bathroom. On the lower level called garden level, two spacious bedrooms with storage areas, a bathroom, a separate toilet. The 80sqm garden is on this same level, with a terrace with a glass roof and a shed, hidden from view. A parking space completes the apartment at the main courtyard level. The location, the character and the atypical nature of this property make it a unique place to live. Subject to co-ownership status: 18 residential lots Annual charges: EUR2,592 ENERGY class: C / CLIMATE class: D Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2019: EUR1,276. Information on the risks to which this property is exposed is available on the Géorisks website

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2592 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€795,000

### Key Information

Year Built:	1800
Internal Area:	166 sqm
Has a Garden	Yes

### Location: Occitanie



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