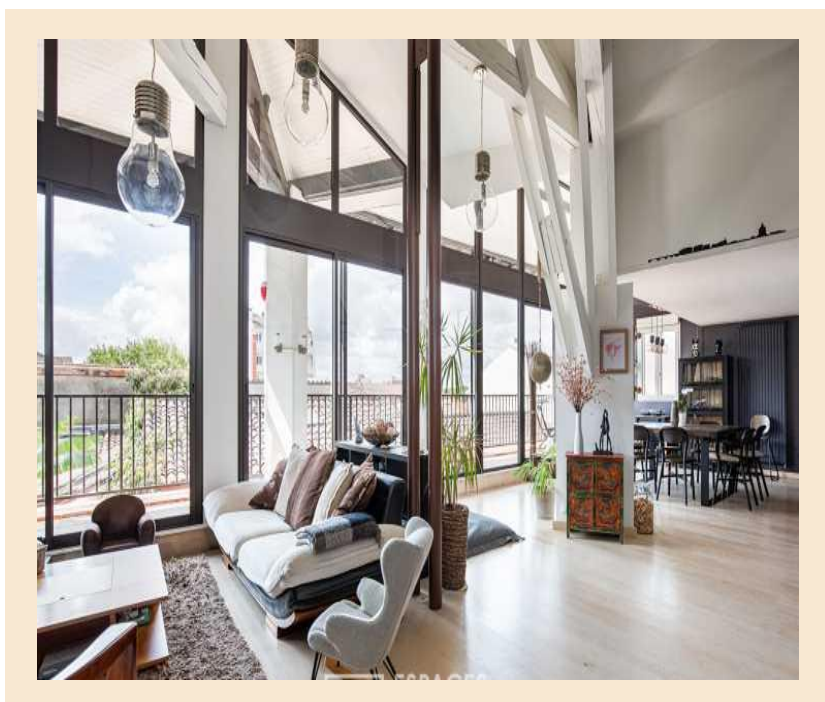


[Click to view MFH-EATEA1-6825](#)

## Exceptional loft with terrace and view of the rooftops of Toulouse

Haute-Garonne , Occitanie



# €750,000

inc. of agency fees

2 Beds      1 Baths      166 sqm

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m<sup>2</sup> (including 142.75m<sup>2</sup>) is the ideal place to live with a panorama of Toulouse. From the entrance,...

### At a Glance

<b>Reference</b>	MFH-EATEA1-6825	<b>Near to</b>	Toulouse	<b>Price</b>	€750,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	166 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m<sup>2</sup> (including 142.75m<sup>2</sup>) is the ideal place to live with a panorama of Toulouse.

From the entrance, a magnificent living room of more than 100m<sup>2</sup> takes place, the exposed framework and

the ceiling height of more than 6 meters are impressive.

Several spaces stand out: a beautiful entrance, a lounge area, a dining room side then an open and equipped kitchen. The full-height windows give a pleasant inside/outside feel with a clear view of the Pyrenees. A 23m<sup>2</sup> terrace runs along this bright living room.

This is followed by a utility room, a laundry room and a toilet.

A sumptuous industrial-style staircase leads to the rest of the apartment. Two bedrooms stand out, a large bathroom, an office space, a custom-designed dressing room and a bathroom.

This exceptional loft is the ideal place to live due to its calm, its direct proximity to the city center and its unparalleled atypicality.

Two closed parking spaces

Air conditioner

Two cellars

Co-ownership of 6 residential lots (No procedure in progress)

Annual charges: euros940

ENERGY class: C / CLIMATE class: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,160 and euros1,640

Information on the risks to which this property is exposed is available on the Géorisks website  
Condominiums of 6 units (No proceedings in progress).

Annual expenses : 940 euros.

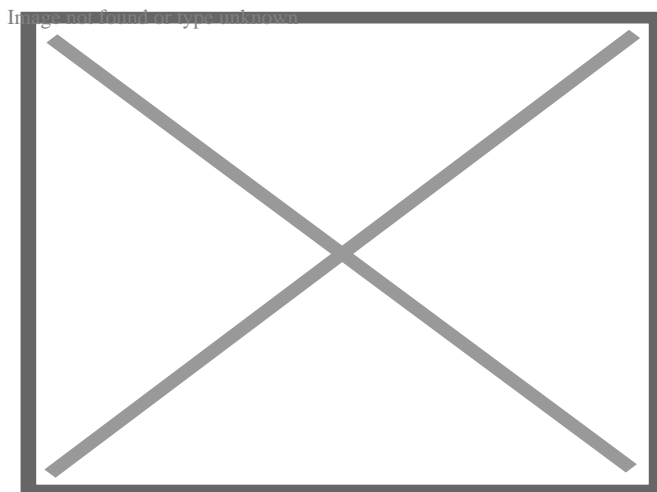
## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€750,000

## Key Information

Internal Area:	166 sqm
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## 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

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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.

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**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.

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