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Renovated duplex with terrace in the heart of Minimes

Haute-Garonne , Occitanie



€450,000

inc. of agency fees

3 Beds 1 Baths 155 sqm

Located on the first and last floor of a condominium of 3 lots, this duplex has benefited from a recent and quality renovation. It has a surface area of 155sqm including 89sqm Carrez law. At the foot...

At a Glance

Reference	MFH-EATEA1-7673	Near to	Toulouse	Price	€450,000
Bed	3	Bath	1	Hab.Space	155 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the first and last floor of a condominium of 3 lots, this duplex has benefited from a recent and quality renovation. It has a surface area of 155sqm including 89sqm Carrez law. At the foot of the Minimes church and all amenities, this apartment offers a unique lifestyle. The entrance opens directly onto the living room. The dining room is naturally extended by the living room open to the kitchen-diner. A laundry room

completes this space. The pretty contemporary renovation blends wonderfully with the old character of this apartment. Due to its east-west exposure, the light is present throughout the day. Two beautiful bright bedrooms are accessible on this same level. A bedroom with cupboards. Then a master bedroom with dressing area and a bathroom. A last room that could become an independent bathroom remains to be redesigned according to your tastes. The staircase, taking up the codes of the apartment, provides access on the one hand to a bright bedroom with large storage spaces. On the other hand, an office takes place. In continuity, under a mansard ceiling, a room of approximately 30sqm offers real storage capacity. To complete the whole, a terrace, sheltered from vis-à-vis, is accessible in the continuity of the kitchen. Two storage rooms are present in order to optimize the storage capacity of this property. The prime location in the heart of the city coupled with an assertive style make this apartment a real cocoon of comfort. Reversible air conditioning. Functional fireplace. Volunteer trustee. Transfer of lease of a parking space possible. Co-ownership of 3 lots including 3 residential. Annual charges: 650 euros. No procedure in progress. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,412 and EUR1,910 Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Mathieu MAUPEU - EI - RSAC number 911 000 347 - Tel: 06 15 24 39 66
Condominiums of 3 units (No proceedings in progress).

Annual expenses : 650 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€450,000

Key Information

Year Built:	1900
Internal Area:	155 sqm

Location: Occitanie



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