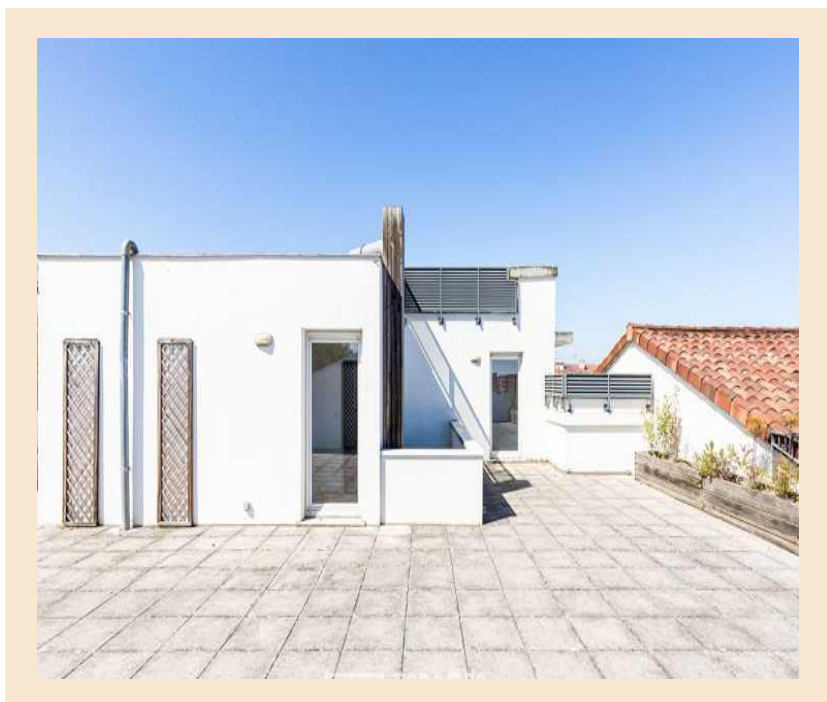


[Click to view MFH-EAT8833](#)

Top floor duplex with terrace in Toulouse

Haute-Garonne , Occitanie



€590,000

inc. of agency fees

4 Beds 3 Baths 133 sqm

Located a few steps from the city center and close to all the amenities of Ponts Jumeaux, this 133.2sqm Carrez apartment is located on the 6th and top...

At a Glance

Reference MFH-EAT8833

Bed 4

Near to Toulouse

Bath 3

Pool No

Price €590,000

Hab.Space 133 sqm

Land Tax N/A

Property Description

Located a few steps from the city center and close to all the amenities of Ponts Jumeaux, this 133.2sqm Carrez apartment is located on the 6th and top floor with elevator. It benefits from a 150sqm terrace without vis-à-vis and an exceptional view of the rooftops of Toulouse and the Canal du Midi. The entrance in the form of a hall with cupboards serves the rooms on the first level. It has a spacious and bright living room giving direct access to the intimate balcony with a view of the Canal du Midi. An independent and fitted kitchen also allows easy communication with the balcony. A bedroom with cupboards and its private

bathroom as well as a separate toilet complete this level. The staircase in the living room provides access to the upper level. On one side is a rochelle, enjoying beautiful light, which can be arranged as an office space. On the other side, the corridor serves the sleeping area. It consists of three beautiful, spacious and bright bedrooms, including a master bedroom with its own bathroom and privileged access to the terrace. All have a storage space with cupboards. A third independent bathroom and a separate toilet complete the sleeping area. The 150sqm terrace surrounds all the rooms on this last level. It offers a clear view of the rooftops of Toulouse and the Canal du Midi. Two secure parking spaces in the basement. Reversible temperature control system allowing a cooling, heating and ventilation function. Shops, transport and schools in the immediate vicinity. Co-ownership built in 2009 (no procedure in progress). Annual charges: 3720 euros. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,530 and EUR2,130. 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

Condominiums of 290 units (No proceedings in progress).

Annual expenses : 3720 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€590,000

Key Information

Year Built:	2009
Internal Area:	133 sqm
Property Features:	
• Balcony:	1

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates