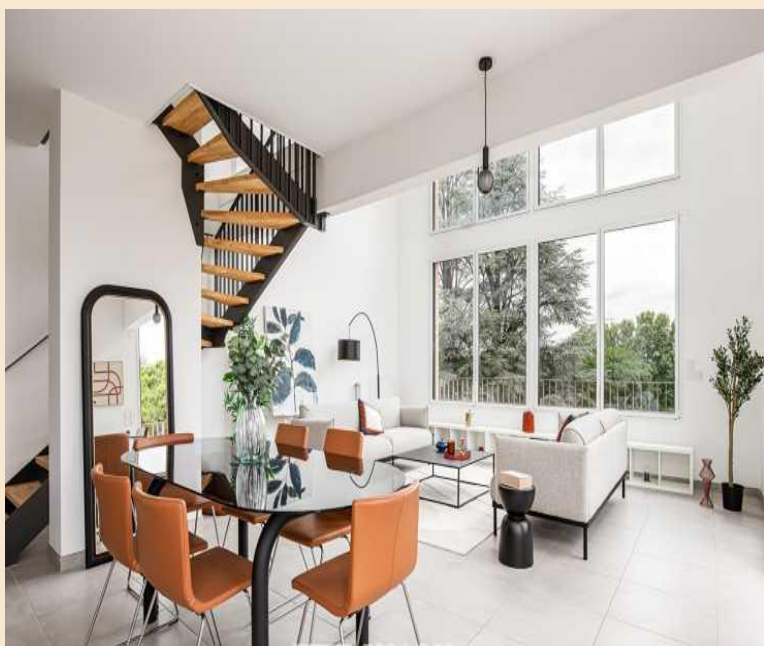


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Rooftop duplex with terrace and spa

Haute-Garonne , Occitanie



€795,000

inc. of agency fees

4 Beds 2 Baths 128.9 sqm 0.01 ha

Located close to Toulouse city center, this 128.9m² Carrez rooftop duplex will delight city dwellers looking for a real cocoon. Several terraces surround the apartment, for a total surface area of 130m²....

At a Glance

Reference	MFH-EATEA1-7188	Near to	Toulouse	Price	€795,000
Bed	4	Bath	2	Hab.Space	128.9 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Located close to Toulouse city center, this 128.9m² Carrez rooftop duplex will delight city dwellers looking for a real cocoon.

Several terraces surround the apartment, for a total surface area of 130m². A rooftop terrace features a swimming spa with an unobstructed view.

The architecture is impressive from the moment you enter.

The first volume is organized around the living room in a New York loft style, with unusual volumes. Brightness reigns supreme with numerous openings, notably onto the first 30m² terrace. The kitchen area is a natural extension.

The sleeping area is divided into two levels. A first bedroom with private bathroom has been designed on the first level, as well as a second with a shower room. The two bedrooms could be joined to form a single suite. These two spaces also feature a terrace.

The contemporary staircase is the backbone of the house, leading to the first floor. Two bedrooms share a shower room with sanitary facilities.

A final terrace with swim spa completes this exceptional property.

Close to all amenities, in a quiet environment, this apartment will delight aficionados of atypical living spaces.

Reduced notary fees

Double garage in basement

Numerous gardens/parks downstairs with athletics track

Condominium with 109 units in 5 buildings.

Annual charges: xx euros.

ENERGY CLASS: B / CLIMATE CLASS A: Estimated average annual energy costs for standard use, based on 2021 energy prices: euros850 to euros1150. Diagnostics in progress.

Information on the risks to which this property is exposed is available on the GÉORISQUES website

Sales agent: Louis Chevallet - EI - RSAC number 852 573 088

Condominiums of 109 units (No proceedings in progress).

Annual expenses : 3479.64 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€795,000

Key Information

Year Built:	2024
Internal Area:	128.9 sqm
Land Area:	0.01 ha

Location: Occitanie



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C. BAUER – Sunday Times

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