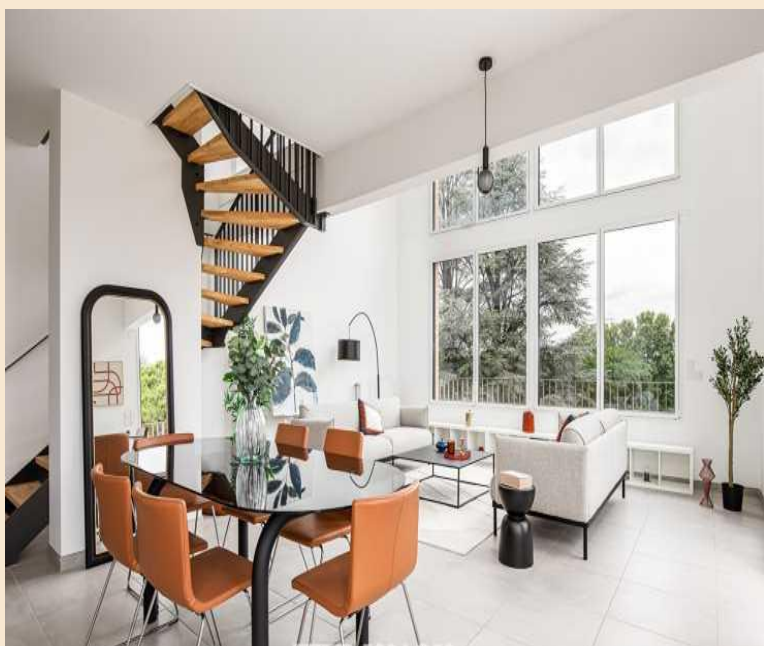


[Click to view MFH-EATEA1-7188](#)

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 : 1 euros.

Summary

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

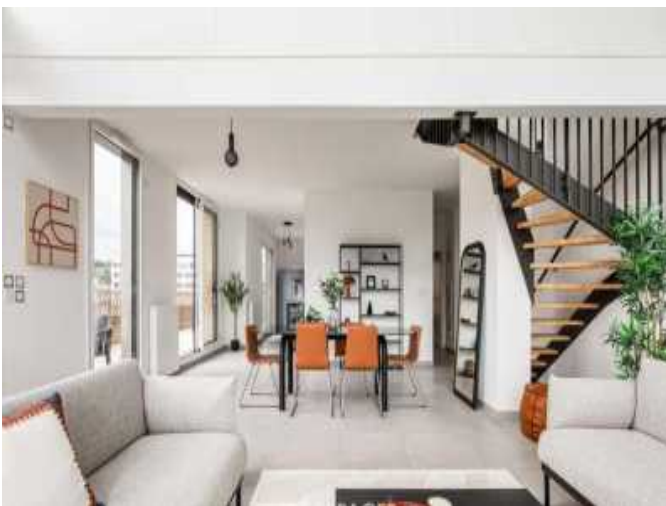
Key Information

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

Location: Occitanie



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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

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