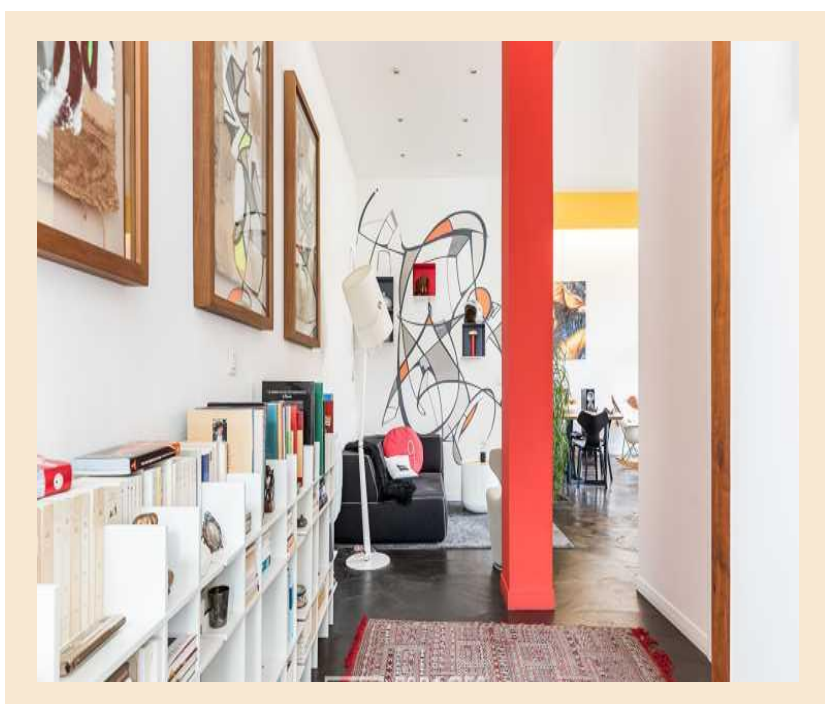


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## Loft in a former printing house in Les Minimes

Haute-Garonne , Occitanie



# €895,000

inc. of agency fees

5 Beds      2 Baths      165 sqm

Located in the heart of Les Minimes in Toulouse, this loft, designed like a house, offers a surface area of approximately 165sqm (including 140.48sqm Carrez) with terrace. Resulting from the rehabilitation...

### At a Glance

<b>Reference</b>	MFH-EATEA1-8839	<b>Near to</b>	Toulouse	<b>Price</b>	€895,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	165 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Les Minimes in Toulouse, this loft, designed like a house, offers a surface area of approximately 165sqm (including 140.48sqm Carrez) with terrace. Resulting from the rehabilitation of a famous printing house from the 70s, this loft has benefited from two major renovations. A complete basement directly connected from the inside has been transformed into a games room, projection room or

even a reception room and can be transformed according to the projects. The main entrance is through an astonishing door. A patio provides a link with the interior. The volumes are immediately impressive. A first space is drawn; the living room is naturally extended by the kitchen. The play of light, the colors of the walls, the different ceiling heights create a real personality to the place. Slightly set back, a master bedroom takes place and offers a dressing room and a private bathroom. Opposite, a corridor serves the 3 duplex bedrooms sharing a bathroom. A laundry room completes the whole. The lower level, the former machine room, has become a 145sqm play or evening space. A final bedroom completes the living area. Close to all shops and amenities, it benefits from a complete renovation providing it with high-end services and neat finishes. Two garages are directly accessible from the loft. The prime location, coupled with a unique lifestyle, make this property a real cocoon of comfort in the city center. Two covered garages, one of which is closed Dual purpose Voluntary trustee Many of around 70sqm Co-ownership of 19 lots including 4 residential lots (No proceedings in progress) Current annual charges: EUR883.98 ENERGY class: E / CLIMATE class: B Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR2,330 and EUR3,210 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 - 06 15 24 39 66

Condominiums of 19 units (No proceedings in progress).

Annual expenses : 883.98 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€895,000

## Key Information

Year Built:	1970
Internal Area:	165 sqm

## Location: Occitanie



## Gallery





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