

[Click to view MFH-EAT9235](#)

Exceptional loft with terrace and view of the rooftops of Toulouse

Haute-Garonne , Occitanie



€750,000

inc. of agency fees

2 Beds 1 Baths 166 sqm

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m² (including 142.75m²) is the ideal place to live with a panorama of Toulouse. From the entrance,...

At a Glance

Reference	MFH-EAT9235	Near to	Toulouse	Price	€750,000
Bed	2	Bath	1	Hab.Space	166 sqm
		Pool	No	Land Tax	N/A

Property Description

In the immediate vicinity of the Canal du Midi and Saint Aubin, this exceptional loft of approximately 166m² (including 142.75m²) is the ideal place to live with a panorama of Toulouse.

From the entrance, a magnificent living room of more than 100m² takes place, the exposed framework and

the ceiling height of more than 6 meters are impressive.

Several spaces stand out: a beautiful entrance, a lounge area, a dining room side then an open and equipped kitchen. The full-height windows give a pleasant inside/outside feel with a clear view of the Pyrenees. A 23m² terrace runs along this bright living room.

This is followed by a utility room, a laundry room and a toilet.

A sumptuous industrial-style staircase leads to the rest of the apartment. Two bedrooms stand out, a large bathroom, an office space, a custom-designed dressing room and a bathroom.

This exceptional loft is the ideal place to live due to its calm, its direct proximity to the city center and its unparalleled atypicality.

Two closed parking spaces

Air conditioner

Two cellars

Co-ownership of 6 residential lots (No procedure in progress)

Annual charges: euros940

ENERGY class: C / CLIMATE class: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,160 and euros1,640

Information on the risks to which this property is exposed is available on the Géorisks website
Condominiums of 6 units (No proceedings in progress).

Annual expenses : 940 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€750,000

Key Information

Internal Area:	166 sqm
----------------	---------

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