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## Luxury apartment with terraces and elevator

Tarn , Occitanie



# €648,000

inc. of agency fees

3 Beds      2 Baths      142 sqm

Located in the university district in a condominium built in 2014, this 142sqm apartment has more than 108sqm of terraces offering a unique living environment...

### At a Glance

<b>Reference</b>	MFH-EAT9395	<b>Near to</b>	Toulouse	<b>Price</b>	€648,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	142 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the university district in a condominium built in 2014, this 142sqm apartment has more than 108sqm of terraces offering a unique living environment. Lovers of luxury will be won over by the quality of the materials, finishes and services offered by this apartment. The elevator directly serves the apartment which is located on the top floor of the residence. The living room, spacious and elegant, benefits from large bay windows which let in natural light, creating a warm and welcoming atmosphere. Its generous openings onto a magnificent 76sqm terrace create an unrivaled feeling of space and freedom with a breathtaking view

of the heights of Albi. This vast outdoor space offers multiple facilities, ranging from convivial meals to relaxing on beautiful sunny days. The separate kitchen, fully equipped and furnished, also has a 16sqm terrace ideal for breakfasts. The master suite is not to be outdone with a spacious bathroom consisting of a shower, a bathtub and a WC. Access to the terrace from this bedroom is through a bay window. A beautiful, independent office space completes this part. On the opposite side, two bedrooms equipped with cupboards share a bathroom, each with access to a terrace. A covered parking space with an adjoining room as well as a closed garage complete the services of this property. This apartment gives the impression of living in a rooftop villa, combining luxury, comfort and modernity while being close to urban amenities. One parking space one garage Elevator Terraces Underfloor heating (air/water heat pump) / Reversible air conditioning Optical fiber Albi SNCF station: 5 minutes on foot Shops and amenities: in the immediate vicinity Ring road access: 4 mins Toulouse (toll of the Union): 40 min Property subject to co-ownership status 46 lots, including 23 residential lots Estimated annual charges EUR2,520 No procedure in progress ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed to: 2021, 2022, 2023: between 690 euros and 990 euros Information on the risks to which this property is exposed is available on the Géorisks website: [.georisks.gouv.fr](http://.georisks.gouv.fr) Condominiums of 46 units (No proceedings in progress).

Annual expenses : 2520 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€648,000

## Key Information

Year Built:	2014
Internal Area:	142 sqm

## Location: Occitanie



## Gallery





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