

## Exceptional apartment in Saint Georges

Haute-Garonne , Occitanie



**€1,475,000**

inc. of agency fees

4 Beds      3 Baths      287.5 sqm

This duplex benefits from an exceptional location on 276.86sqm Carrez, on the top floor of one of the most beautiful buildings in Saint Georges. The main...

### At a Glance

<b>Reference</b>	MFH-EAT9535	<b>Near to</b>	Toulouse	<b>Price</b>	€1,475,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	287.5 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This duplex benefits from an exceptional location on 276.86sqm Carrez, on the top floor of one of the most beautiful buildings in Saint Georges. The main entrance offers a lovely view of the volumes of the living room bathed in light. This warm living space of over 70sqm distributes two first bedrooms on the courtyard side and the independent bathroom. On the street side, the small living room is an ideal work and relaxation space. On the upper level, a large mezzanine leads to a majestic master suite of approximately 60sqm. Communicating via a former service corridor, a T2 converted into a laundry room and gym, has its own

entrance. This also opens onto the private elevator that serves the apartment. The convertible attic reveals an intimate terrace, with the rooftops of Toulouse as a horizon. A garage and a cellar complete the services of this unique property, the main apartment of which is air-conditioned. Property subject to the status of co-ownership - 41 lots including 19 residential lots - annual co-ownership charges: EUR2,381. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022 and 2023: between EUR2,290 and EUR3,180. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Aymeric HUYNH 06.71.86.07.63. EI - RSAC number 890473309

Condominiums of 41 units (No proceedings in progress).

Annual expenses : 595.15 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€1,475,000

## Key Information

Year Built:	1860
Internal Area:	287.5 sqm
Property Features:	
•	Balcony: 2

## Location: Occitanie



## Gallery



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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.

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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.

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