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Apartment in Saint-Cyprien with Garonne view

Haute-Garonne , Occitanie



€550,000

inc. of agency fees

3 Beds 1 Baths 104.35 sqm

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor...

At a Glance

Reference	MFH-EAT9865	Near to	Toulouse	Price	€550,000
Bed	3	Bath	1	Hab.Space	104.35 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor area of 104.35 sqm (92.15 sqm Carrez), it seduces with its layout and its unobstructed view of the banks of the Garonne. From the entrance, a large living room opens onto a friendly living/dining room area bathed in light. The fitted and equipped kitchen blends harmoniously into the whole, creating a warm and functional living space. On the night side, three bedrooms with storage share a bathroom equipped with a shower and a bathtub, offering all the necessary comfort for everyday life. Its

privileged location, its brightness and its breathtaking view make this apartment a rare property in the area. Reversible air conditioning Laundry room/ Pantry Facade renovation in progress Separate WC with storage ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1140 euros and 1600 euros. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59
Condominiums of 17 units (No proceedings in progress).

Annual expenses : 1798 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

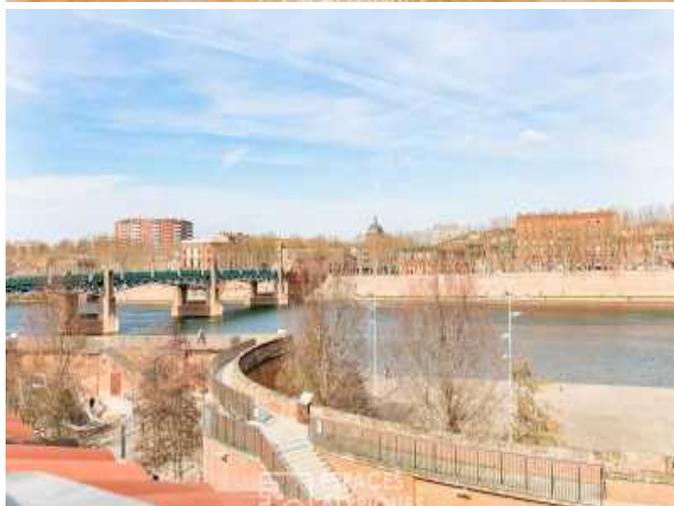
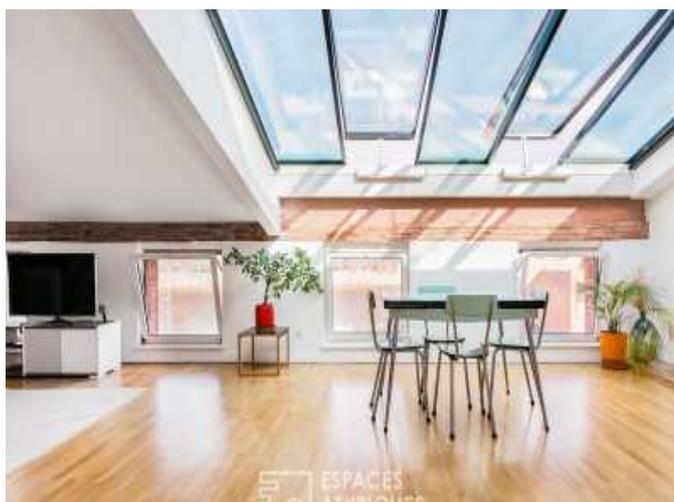
Key Information

Internal Area:	104.35 sqm
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Location: Occitanie



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