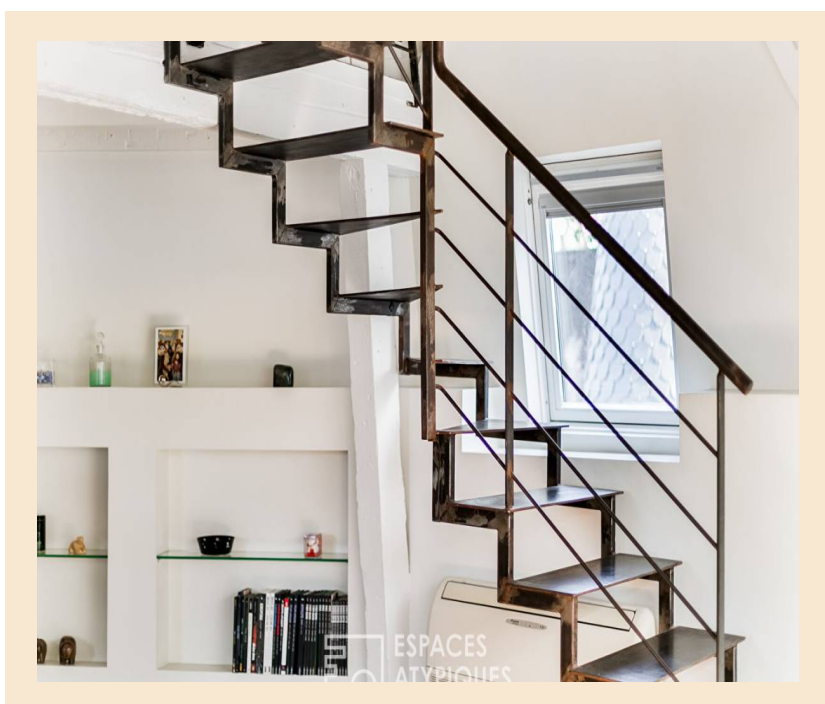


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Loft in the heart of a bourgeois condominium in the Capitole district

Haute-Garonne , Occitanie



€690,000

inc. of agency fees

3 Beds 1 Baths 132 sqm

Located in the heart of Toulouse, Capitole district, this loft is located on the top floor of a bourgeois condominium with its wooded park. From the entrance,...

At a Glance

Reference	MFH-EAT9514	Near to	Toulouse	Price	€690,000
Bed	3	Bath	1	Hab.Space	132 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of Toulouse, Capitole district, this loft is located on the top floor of a bourgeois condominium with its wooded park. From the entrance, the generosity of the volumes and the light appeals. The elevator directly serves the apartment and allows comfort on one level. Two rooms stand out: on the one hand the living room side decorated with its stone, its beautiful high ceiling and its mezzanine which can be

used as an office or games room. On the other side, the dining room dressed by its solid parquet flooring. A separate and equipped kitchen takes place with plenty of storage. This charming loft has 3 beautiful bedrooms, each with dressing room and shower room / bathroom. A cellar completes the whole. This exceptional loft is the ideal place to live for a family life or a pied-à-terre in an exceptional condominium allowing a city life in the pink city. Fermat school map - 500m Toulouse Capitole University - 250m Place du Capitole - 450m Metro: 500m Blagnac Airport - 8km [photo 1: loft / photo 2: common areas] ENERGY class: C / CLIMATE class: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,300 and EUR1,810 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35
Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2744 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€690,000

Key Information

Year Built:	1800
Internal Area:	132 sqm

Location: Occitanie



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