**Click to view MFH-EAT9913** 

# **Contemporary rooftop with terrace**

Haute-Garonne, Occitanie



€575,000

inc. of agency fees

**2** Beds **2** Baths **104** sqm

This 86.43sqm top-floor apartment (Carrez law) is located near L'Ormeau and the future Toulouse C line. The entrance hall reveals the attention paid to...

### At a Glance

**Reference** MFH-EAT9913 **Near to** Toulouse **Price** €575,000

**Bed** 2 **Bath** 2 **Hab.Space** 104 sqm

Pool No Land Tax N/A

### **Property Description**

This 86.43sqm top-floor apartment (Carrez law) is located near L'Ormeau and the future Toulouse C line. The entrance hall reveals the attention paid to the features of this rare property. The large living room and high-end kitchen open onto a terrace of over 50sqm with views of the Pyrenees. The sleeping area has a separate shower room and a first beautiful bedroom with access to the terrace. A master suite with its own shower room completes this space. Air-conditioned and offering a double garage in the basement, this atypical rooftop is close to all amenities. Property subject to the status of the co-ownership - 43 residential

lots - annual co-ownership charges: EUR1,500.60. 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 EUR660 and EUR960. 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 100 units (No proceedings in progress).

Annual expenses: 1945 euros.

Summary

Property type: Apartment

Bedrooms: 2
Bathrooms 2

Price €575,000

**Key Information** 

Year Built: 2017 Internal Area: 104 sqm

**Location: Occitanie** 



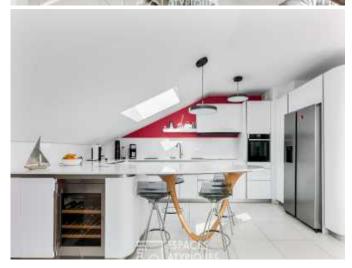
# Gallery

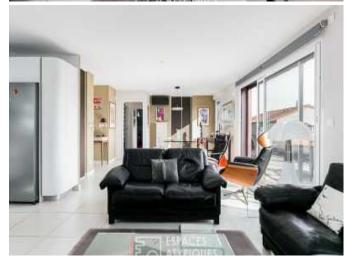




















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S. and L. BROWN



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