

[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





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates