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## Top-floor apartment in the heart of the historic center of Toulouse

Haute-Garonne , Occitanie



**€650,000**

inc. of agency fees

4 Beds      1 Baths      137 sqm

Located on the top floor of an iconic building in the historic center of Toulouse, this 137sqm Carrez apartment, including 162sqm of floor space, perfectly...

### At a Glance

|                  |              |                |          |                  |          |
|------------------|--------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAT10275 | <b>Near to</b> | Toulouse | <b>Price</b>     | €650,000 |
| <b>Bed</b>       | 4            | <b>Bath</b>    | 1        | <b>Hab.Space</b> | 137 sqm  |
|                  |              | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

Located on the top floor of an iconic building in the historic center of Toulouse, this 137sqm Carrez apartment, including 162sqm of floor space, perfectly combines old-world charm and modern comfort. Upon entering, you will be charmed by a vast living room bathed in light, enhanced by high ceilings. This friendly and refined space consists of a warm living room, ideal for gathering with family or friends, an open kitchen

and a welcoming dining room. A harmoniously integrated rest area offers a perfect space for your moments of relaxation. The apartment has two large, comfortable bedrooms, a spacious bathroom, a large dressing room and a practical storage room to optimize storage. A custom-made wooden staircase, a true work of art, leads to a second level offering two additional rooms with multiple possibilities. Currently arranged as two small bedrooms, they can also be converted into an office or artist's studio according to your wishes. This rare property combines character, generous volumes and a privileged location for an incomparable quality of life in the heart of Toulouse. ENERGY Class: D / CLIMATE Class: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,370 and EUR3,240 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 - 07 84 5 23 49 Condominiums of 26 units (No proceedings in progress).

Annual expenses : 1832 euros.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 4         |
| Bathrooms      | 1         |
| Price          | €650,000  |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 137 sqm |
|----------------|---------|

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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