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## Character apartment in the heart of Busca

Haute-Garonne , Occitanie



**€530,000**

inc. of agency fees

2 Beds

1 Baths

120 sqm

This 125sqm apartment is located in a beautiful building in the highly sought-after Busca district, in the immediate vicinity of the Jardin des Plantes....

### At a Glance

**Reference** MFH-EATEA1-10406

**Near to** Toulouse

**Price** €530,000

**Bed** 2

**Bath** 1

**Hab.Space** 120 sqm

**Pool** No

**Land Tax** N/A

### Property Description

This 125sqm apartment is located in a beautiful building in the highly sought-after Busca district, in the immediate vicinity of the Jardin des Plantes. Its dual aspect will delight city dwellers looking for light. The entrance opens onto a hall serving as the main distribution corridor. The period herringbone parquet flooring, a charming element, and the ceiling roses are all assets that enhance the rooms of this living space. The living room offers beautiful French doors opening onto a long balcony, from which you can see the entrance to the Jardin des Plantes. The beautiful ceiling height is not to be outdone, as are the fireplaces adorned with marble

casings. The dining room extends from the living room to the rear of the apartment and looks out onto the courtyard and the garden of the condominium. The surface area of these two rooms totals 53sqm of living space. The fitted kitchen also has openings on the courtyard side and is organized in the wing of the building. A former terrace, now closed and used as an extra room, has a second independent entrance. On the night side, a large bedroom of 22sqm is proposed, directly adjoining a bathroom. A second room that can be used as a child's bedroom or office is located on the garden side. The co-ownership offers its residents a shared, shaded garden. A cellar completes this property. Property subject to the status of the co-ownership: 8 main lots including 8 residential lots. No procedure in progress. Annual charges: EUR3,360 Some visuals in this ad are a 3D layout proposal. Non-contractual images. ENERGY class: D / CLIMATE class: D Average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,920 and EUR2,650. Information on the risks to which this property is exposed is available on the Géorisques website Commercial agent: Louis BEILLARD - EI - RSAC number 849 902 267- 06 71 39 13 83 Condominiums of 8 units (No proceedings in progress).

Annual expenses : 3360 euros.

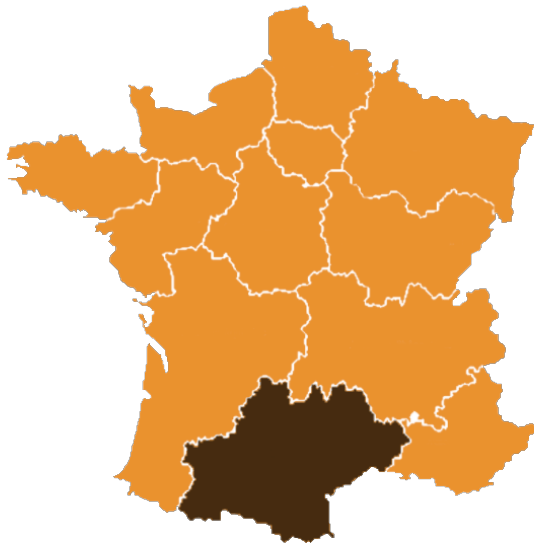
### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€530,000

### Key Information

Internal Area:	120 sqm
Has a Garden	Yes

### Location: Occitanie



## Gallery





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