

[Click to view MFH-EATEA1-9865](#)

Apartment in Saint-Cyprien with Garonne view

Haute-Garonne , Occitanie



€550,000

inc. of agency fees

3 Beds 1 Baths 104.35 sqm

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor...

At a Glance

Reference	MFH-EATEA1-9865	Near to	Toulouse	Price	€550,000
Bed	3	Bath	1	Hab.Space	104.35 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Saint-Cyprien, a stone's throw from the Hôtel-Dieu, this top-floor apartment offers a pleasant and bright living environment. With a floor area of 104.35 sqm (92.15 sqm Carrez), it seduces with its layout and its unobstructed view of the banks of the Garonne. From the entrance, a large living room opens onto a friendly living/dining room area bathed in light. The fitted and equipped kitchen blends harmoniously into

the whole, creating a warm and functional living space. On the night side, three bedrooms with storage share a bathroom equipped with a shower and a bathtub, offering all the necessary comfort for everyday life. Its privileged location, its brightness and its breathtaking view make this apartment a rare property in the area. Reversible air conditioning Laundry room/ Pantry Facade renovation in progress Separate WC with storage ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1140 euros and 1600 euros. Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Clément Lagarde - EI - RSAC number 903 635 464 - 06 50 13 38 59 Condominiums of 17 units (No proceedings in progress).

Annual expenses : 1798 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

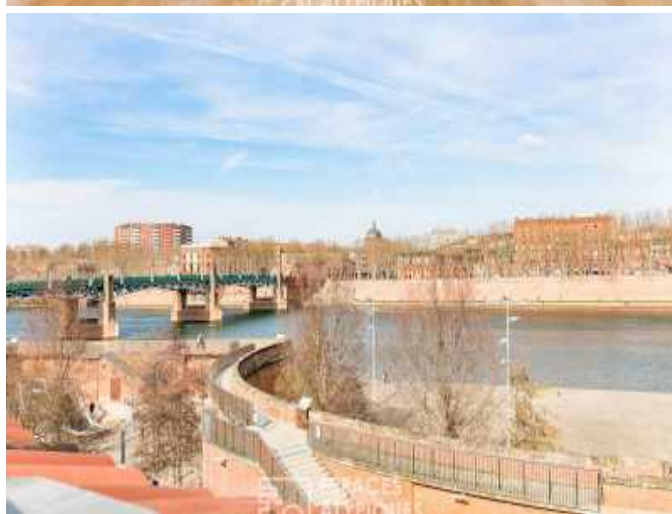
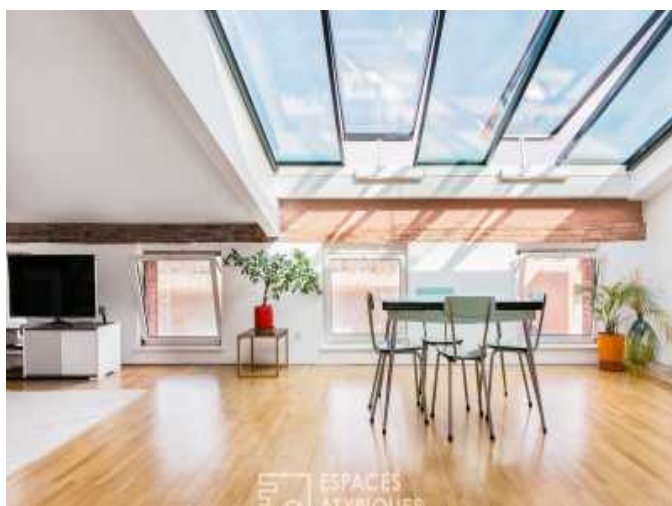
Key Information

Internal Area:	104.35 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