

A TOULOUSE SUD EST, new 2 to 4 room flats Terrace or balcony on upper floors, available end 2024.



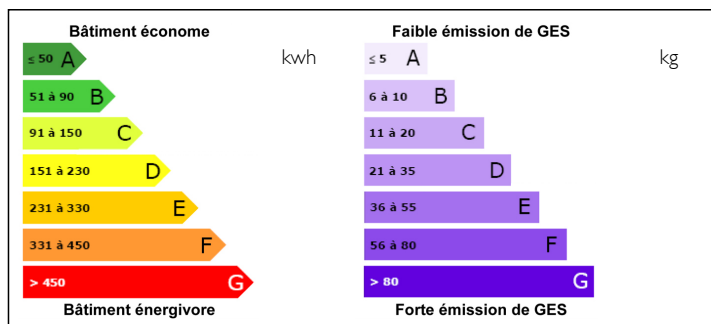
## INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	8 m2

## IN BRIEF

Warm and sunny, Toulouse is the capital of French the French way of life. It is the largest city in the Occitan region, it enjoys a privileged location, halfway between the the Mediterranean coast and the first ski slopes. Named the favourite city of students, it is winning over the hearts the hearts of its residents with its relaxed lifestyle and its economic and its economic influence in the aerospace, health and digital and digital sectors. Located south-east of Toulouse Presentation In a wooded, green setting, discover our 34 new 2- to 4-room flats with terrace or garden, spread over 4 small buildings of just 2 storeys. A real island of freshness and conviviality. New 2- to 4-room flats Terrace or balcony on upper floors Garden on the ground floor Parking and bike storage Landscaped central area Suburban residential area Local shops and services Close to employment areas

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

This 2 room apartment has 39.41 m<sup>2</sup> of living space and is located on the 1st floor.

Living room / Kitchen 25 m<sup>2</sup>

Fitted kitchen for the 2 and 3 room flats

10 m<sup>2</sup> bedroom

Bathroom 2.5 m<sup>2</sup>

Toilet 12 m<sup>2</sup>

West facing

8 m<sup>2</sup> balcony

Parking included outside

Several flats are available

At the moment

2-room flats

A single 2-room apartment with a 25 m<sup>2</sup> terrace

3-room flats

4-room flats

Fitted kitchens for 2- and 3-room flats

- Compliant with current Thermal Regulations regulations

- Access to the web application for estimating energy consumption

- Individual heating with gas boiler

- Double glazing for good thermal and acoustic insulation

Estimated completion date: 4th quarter 2024

Price direct from the developer

Reduced notary fees.

Viewing by appointment only.

Please contact me.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation: 1000 EUR**

## NOTES