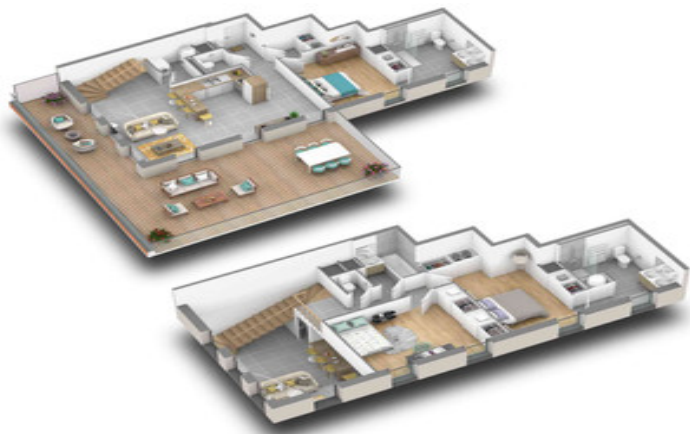


Flat duplex terrace centre of TOULOUSE upscale, city centre. Place du Capitole at 15 min walk

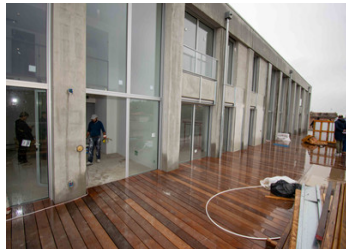


INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	3
Bath:	3
Floor:	109 m2
Outside Space:	51 m2

IN BRIEF

An EXCEPTIONAL flat in TOULOUSE, the PINK city marvels at its brick facades, its gentle way of life and its history. Meet in front of the Capitole to get the measure of Toulouse. Immense and adorned with pink brick, it is the most famous but also the most beautiful square in the city. Just next door, discover the cultural riches of the city, with the Basilique Saint Sernin and the magnificent Jacobins complex, a place out of time. The Musée des Augustins is also a must for history lovers. Toulouse invites you to stroll around, and it is by walking that you will best explore the city. The narrow streets of the historic centre are sunny, elegant and lively. Don't miss the Place de la Trinité, Place Saint-Georges or Rue Croix-Baragnon. Stroll along the banks of the Garonne River, which runs through the city. Its quays are lively by day and...

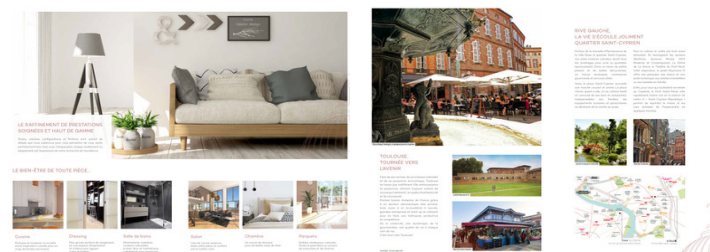


ENERGY - DPE



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

Everything is within easy reach.

A superb address for living in the heart of the most fashionable areas of central Toulouse.

THE REFINEMENT OF CAREFUL AND TOP-OF-THE-RANGE SERVICES

I offer you a DUPLEX flat with high ceilings (over 5 m) in the living rooms. Cathedral ceiling. On the 5th floor.

Living space of 110 m² with a terrace of 50 m²

A bedroom of 13 m²

A 2nd bedroom of 15 m²

And a last one of 13, 50 m²

2 toilets and 3 shower rooms or bathrooms

Entrance, living room and kitchen of 38 m²

Ceiling height of 5 m for some rooms

Possibility of double garage and/or optional car park
Facing South/East

NOTES

4 flats are available in this residence

3 four-room flats from 102.7m² to 112.76m² from €848,000

1 5-room flat from 134.66m² from €1,280,000

FROM APRIL 15 TO JUNE 15 2024 Up to €100,000 off! (1)

- €80,000 (incl. VAT) discount on 4-room flats,

- 100,000 including tax on 5-room flats

Available 4th quarter 2023

Visible by appointment only.

Price direct from the developer

Reduced notary fee

Please contact me.

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