

New flat in Toulouse, a privileged address facing the Garonne, Uninterrupted view, TERRACE of 40 m2

INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	143 m2
Outside Space:	40 m2



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

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This 5-room flat comprises

Entrance hall 4.6 m²

Living room 49.2 m²

Kitchen 16.7 m²

Cellar 4.2 m²

Dgt 6.7 m²

Bedroom 1 12.5 m²

Shower 3.4 m²

Bedroom 2 13.8 m²

Bedroom 3 12.1 m²

Bedroom 4 10.9 m²

Bathroom 4.9 m²

WC 1 2.2 m²

WC 2 1.6 m²

TOTAL LIVABLE 143 m²

40 m² terrace

2 UNDERGROUND PARKING SPACES

- NFC 15-100 electrical standard
- RT 2012 thermal building regulations
- GAS FIRE with individual condensing boiler
- CONNECTED homes

PINEL ZONE B1

Delivery date :

4th quarter 2024

10 flats are available in this residence with basement parking spaces.

1 three-room flats from 60.7m² to 65.9m² from €232,750

3 four-room flats from 85.8m² to 90.4m² from €409,000

5 x 5-room flats from 135.3m² to 143m² from €798,000

For more information, please contact me.

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

NOTES