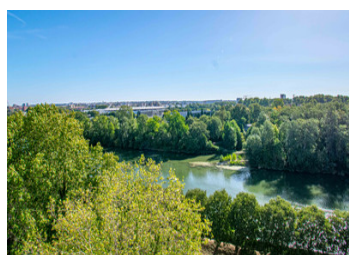
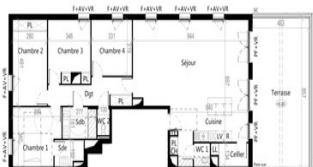
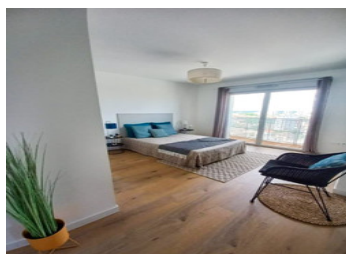
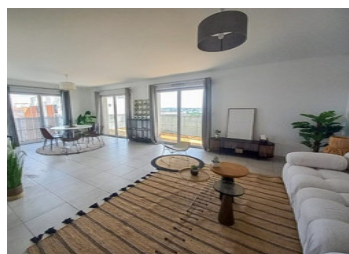


UNIQUE – Brand new apartment in Toulouse, prime address facing the Garonne River, with breathtaking views



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	135 m2
Outside Space:	40 m2

IN BRIEF

Looking for an apartment with immediate availability in Toulouse?

Schedule a viewing and discover our latest opportunities.

Designed with comfort and quality of life in mind, these apartments offer generous living spaces, abundant natural light, and spacious outdoor areas. They overlook a beautifully landscaped central garden that extends all the way to the banks of the Garonne River.

This prestigious residence enjoys a prime location, perfectly balancing the convenience of city living with the tranquility of a green environment. The heart of Toulouse is just a 10-minute bike ride away, allowing you to enjoy both urban amenities and a peaceful setting.

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

TOULOUSE – Exceptional 135 m² Four-Bedroom Apartment on the 8th Floor with a 40 m² Terrace and Open Views

Located in the highly sought-after Croix de Pierre district of Toulouse, this elegant 5-room apartment enjoys a prime location, just minutes from the city centre while benefiting from a green and peaceful setting overlooking the Île du Ramier.

Offering 135.3 m² of living space, the property features generous proportions and excellent natural light thanks to its east-facing aspect.

The living area comprises a spacious 46 m² lounge and dining room, flooded with natural light, and an open-plan 15.3 m² kitchen, creating an inviting living space of over 60 m². A utility room provides additional practicality.

The sleeping accommodation includes:

A 12.5 m² principal bedroom with en-suite shower room,
Three further bedrooms of 13.8 m², 12.1 m², and 10.6 m²,
A family bathroom,
Two separate WCs.

Outside, a superb 39.7 m² terrace extends the living space, providing the perfect setting for outdoor dining, entertaining, or simply relaxing and enjoying the sunshine.

Additional features include:

Two secure parking spaces
Modern, high-quality residence
Lift access
Excellent natural light throughout
Open views

NOTES

Residents will appreciate the immediate proximity to