

Town Centre: Ground-floor 2-bedroom apartment with private garden

EXCLUSIVE



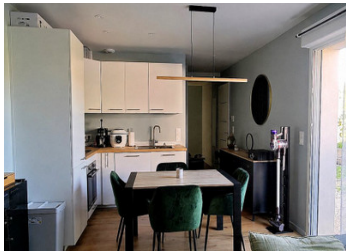
INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	53 m2
Outside Space:	65 m2

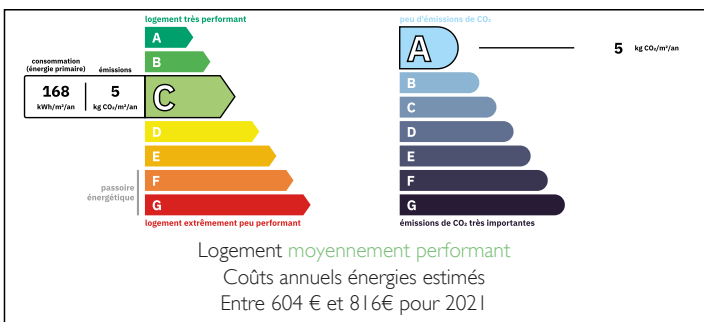


IN BRIEF

Just a 10-minute walk from Aucamville, I am offering this approximately 53 m² home, located outside a residential complex and featuring a private garden. You can park your vehicle directly in front of your garden and enjoy direct access to your own private space: both the garden and the apartment.



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

If you do not want to live in a residential complex with shared parking, common areas, a swimming pool or communal waste facilities, and prefer independent access more like a small house, this property will meet your expectations.

The property was fully renovated in 2022 and still benefits from the ten-year structural warranty for another 6 years. The apartment is in perfect condition and features electric roller shutters, reversible air conditioning, fibre internet, and a private electric gate.

Co-owned building of 3 units

Provisional annual charges: 274€

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

LOCAL TAXES

Taxe foncière: 1014 EUR

NOTES