

New flat in Toulouse, a privileged address facing the Garonne, Uninterrupted view, TERRACE of 20m2

## INFORMATION



Town:	Toulouse
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	143 m2
Outside Space:	20 m2

## IN BRIEF

Delivery : Immediate  
Price direct from the developer  
Reduced notary fees.  
Visible by appointment only.

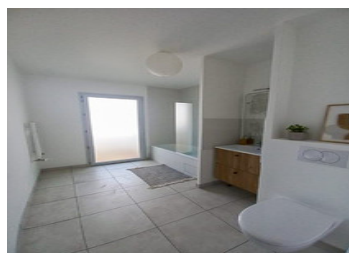
EVERYTHING AT YOUR HAND FOR SIMPLICITY in everyday life

- Opposite the future Ile du Ramier urban park
- School groups from nursery to high school, just a few minutes from the residence
- Bus stop opposite the residence
- A wide range of shops on the avenue
- A 7-minute walk from the tramway, taking you to the city centre in just a few minutes

Connected to Europe's major cities via Toulouse-Blagnac airport

SNCF train station in the heart of the town

A green city just an hour and a half from the Pyrenees and the Mediterranean Sea



## ENERGY - DPE

DPE not required.

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 m<sup>2</sup>

Living room 49.2 m<sup>2</sup>

Kitchen 16.7 m<sup>2</sup>

Cellar 4.2 m<sup>2</sup>

Dgt 6.7 m<sup>2</sup>

Bedroom 1 12.5 m<sup>2</sup>

Shower 3.4 m<sup>2</sup>

Bedroom 2 13.8 m<sup>2</sup>

Bedroom 3 12.1 m<sup>2</sup>

Bedroom 4 10.9 m<sup>2</sup>

Bathroom 4.9 m<sup>2</sup>

WC 1 2.2 m<sup>2</sup>

WC 2 1.6 m<sup>2</sup>

TOTAL LIVABLE 143 m<sup>2</sup>

20 m<sup>2</sup> terrace

## LOCAL TAXES

Taxe habitation: EUR

## 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 : immediately

## NOTES

For more information, please contact me.

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