

For sale: Brand new 3-room apartment available immediately, featuring an 8 m balcony. Parking included.



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	60 m ²
Outside Space:	8 m ²

IN BRIEF

For Sale – Brand-New 2-Bedroom Apartment (60 m²) with 8 m² Balcony – Available Immediately – Quiet Setting with No Overlook

Located on the first floor of a recent residence, this 60 m² 3-room apartment will charm you with its peaceful environment, northeast exposure, and unobstructed view. The 8 m² balcony is perfect for enjoying sunny days.

The apartment features a bright 30 m² living area with a fully equipped open-plan kitchen, two bedrooms with built-in closets, a bathroom, and a separate toilet.

Enjoy modern comfort and energy efficiency with:

A fully equipped kitchen

Tiled floors in living areas and parquet flooring in

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.

standards)



ENERGY - DPE

DPE not required.

DESCRIPTION

Room Description:

A spacious master bedroom of 12.35 m²

A second bedroom of 10.13 m², ideal as a home office or children's room

A hallway of 1.32 m²

A bathroom of 4.36 m²

A bright and welcoming living area of 30.31 m² with open-plan kitchen and lounge

A separate toilet of 1.65 m²

The Residence:

Nestled in a green and peaceful environment, this intimate residence features low-rise buildings of only two floors, offering a harmonious and friendly living environment.

Each apartment is designed for comfort and equipped with high-quality features, including:

Private parking and a secure bicycle storage area

A landscaped central garden, ideal for relaxing outdoors

Located in a quiet, residential neighborhood, the residence also offers immediate proximity to shops, essential services, and major employment hubs—a true haven of peace, perfect for living or investing.

About the Area – Montaudran District:

This address is located in Montaudran, a fast-growing area known for its dynamism and pleasant living environment.

Shops and Restaurants Nearby:

The neighborhood offers a wide range of amenities including supermarkets, bakeries, pharmacies, and more. Food lovers will enjoy several restaurants

LOCAL TAXES

Taxe foncière: 1390 EUR

Taxe habitation: EUR

NOTES