

NEW apartment, available immediately, 3 rooms on the first floor, 60m² with an 8m² terrace, facing east.



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	60 m²
Outside Space:	8 m²

IN BRIEF

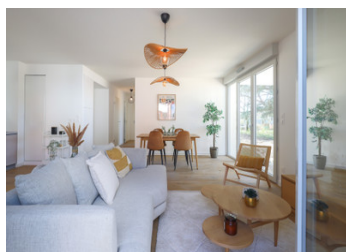
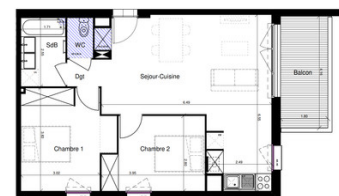
Available immediately,
NEW 2-Bedroom Apartment with Terrace and Two
Parking Spaces – LMNP Eligible
Apartment – 1st Floor
2 Bedrooms | 1 Living Room/Kitchen | 2 Included
Parking Spaces (No. 5 and 6) | East-Facing

Discover this beautiful 3-room apartment of 60 m²,
located on the first floor of a recent residence
compliant with RT 2012 standards, E+C- certified,
and bearing the NF HABITAT label.

It includes:

A spacious living area of 30.31 m² with a fully fitted
and equipped kitchen

Two bedrooms with built-in wardrobes (12.38 m²
and 10.13 m²)



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.

High-quality features:

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France www.leggett.fr

Fully fitted and equipped kitchen

Tiled floors in living areas, parquet flooring in



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Two Private Parking Spaces Included (No. 5 and 6)
LMNP Investment Possible
Perfect for a Comfortable Primary Residence or a
Secure Rental Investment

Living Environment

Located in the Saint-Simon neighborhood, a peaceful and fast-growing residential area in Toulouse, known for its family-friendly atmosphere and proximity to major economic hubs. The setting offers a high quality of life with green spaces and a welcoming ambiance.

Public Transportation Accessibility:

Bus: Lines 53, 58, 85, 87, and L4, with stops just a short walk away—Tibaous stop is approximately 4 minutes on foot from the residence.

Metro: Basso Cambo Station (Line A) is accessible via bus, providing a quick connection to downtown Toulouse.

Train: Portet-Saint-Simon station is about 5 km away, offering convenient regional travel options.

Airport: Toulouse-Blagnac Airport is reachable in approximately 20 to 45 minutes via the airport shuttle, departing every 15 minutes.

Education and Schools Nearby

Tibaous Primary School: Just a short walk from the residence.

Saint-Simon Middle School: Recently opened with modern facilities.

Canto Laouzeto School Group: Under construction, further expanding the local educational offer.

Shops and Local Amenities

Saint-Simon offers a variety of nearby shops and essential services: