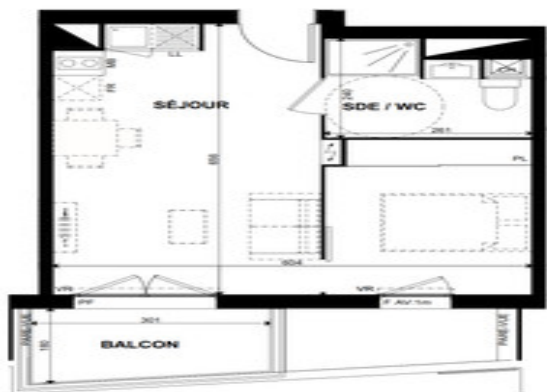
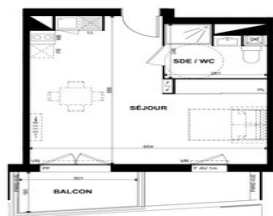


Studio apartment – 37 m – Balcony (5 m) – 1 parking space – Delivery 2027



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	37 m ²
Outside Space:	5 m ²



IN BRIEF

Studio Apartment – 37 m² – Balcony (5 m²) – 1 Parking Space – Delivery 2027 (C122)

Ideal for:

First-time buyers

Rental investment

A modern and functional pied-à-terre

Studio Apartment with Balcony – Elegance & Comfort

Discover this charming 37 m² studio apartment, offering an optimized layout, excellent natural light and a pleasant living environment.

A harmonious interior

From the moment you enter, you will appreciate:

A spacious 32 m² living area with built-in storage, ideal for entertaining, including a sleeping area

A 5.5 m² bathroom with WC, functional and well-designed

A pleasant outdoor space

5 m² balcony, perfect for relaxing and enjoying outdoor moments

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.

Heat production via an individual boiler, in compliance with the thermal regulations (RT 2012), subject to a thermal study.

info@leggett.fr

Ideal as a main residence or investment opportunity

DESCRIPTION

Exceptional Residence – Left Bank of the Garonne
At the crossroads of two major employment hubs...
Located less than 5 minutes from Toulouse-Blagnac Airport, as well as the Purpan University Hospital (CHU) and the Children's Hospital, the residence will soon benefit from close proximity to the future "Jean Maga" metro station (Line 3), providing direct access to Airbus sites, Matabiau train station, and the business districts of south-east Toulouse.

On the left bank of the Garonne, where preserved nature meets vibrant urban life, discover an exclusive development with a prestigious architectural signature.

A distinguished architectural identity

The residence stands out with its bold and contemporary architecture, designed to enhance the perfect balance between the energy of the city and the serenity of the Garonne riverbanks.

An intelligent & intimate design

The development is composed of five non-aligned residential blocks, thoughtfully designed to preserve privacy and create a true sense of architectural openness.

The residence features 147 apartments, from studios (T1) to 3-bedroom units (T4), as well as stunning penthouses and duplex penthouses (T5), true urban villas overlooking their surroundings.

A sought-after location

Located in the highly desirable Casselardit-Ancely district in Toulouse, the residence offers a privileged lifestyle where nature blends seamlessly with urban convenience, just moments from:

Shops

Schools

Public transport

City centre

A unique living experience

More than just a residence, Vista Verde offers a rare lifestyle:

Green and peaceful surroundings

Immediate access to city life

LOCAL TAXES

Taxe habitation: EUR

NOTES