



TOULOUSE, DUPLEX WITH VIEW OF THE GARONNE AND TERRACE OF 40M2.

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SELLING PRICE : 950 000 €

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EXCLUSIVE RIGHTS

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NON-CONTRACTUAL INFORMATION

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## DESCRIPTION

**EXCLUSIVE.** Toulouse Quai Lucien Lombard, duplex with panoramic view: on the Garonne and the dome of La Grave from the apartment and view of the historic center from the 40sqm terrace and its summer kitchen.

On the top floor with elevator, this apartment completely renovated in 2016, consists of an entrance with storage, a bright living room with fireplace and a kitchen/dining room of more than 40sqm. The floor, which extends over the rooftops of Toulouse, revolves around a reading area, a living room, an office, a master suite with shower room, a second bedroom and a second bathroom.

This lot finally includes a closed box and a cellar, allowing another access by rue des Blanchers, for a Carrez law area of 120sqm.

## CARACTÉRISTIQUES

Accommodation type :	Flat	Fees :	-	Living area :	120 m <sup>2</sup>
Land area (m2) :	-	room number :	4	Bedrooms :	2
Expenses :	2 500 € / year	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	en cours	Gaz consumption assessment :	en cours
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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