



TOULOUSE SAINT ETIENNE, 132M<sup>2</sup> APARTMENT IN A BEAUTIFUL BUILDING

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SELLING PRICE : 840 000 €

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## DESCRIPTION

In a beautiful old building on a sought-after street in the Saint Etienne neighbourhood, this apartment of approximately 132 m<sup>2</sup> occupies the first floor and a mezzanine level, with two entrances, one of which has a lift.

On the main floor facing the street, a large living room with a fireplace and French parquet flooring offers spacious rooms and old-world charm. A separate fitted kitchen and a utility room/laundry room complete this reception area.

On the quieter side of the building, facing the inner courtyard, there is a large bedroom with a dressing room and en-suite bathroom, as well as a study with access to the second entrance and the lift.

An independent studio of approximately 17.5 m<sup>2</sup>, located on the mezzanine floor, can be sold as an extra, offering a solution suitable for guests, professional use or rental.

A property with character, combining old architecture, double access and functionality, in the heart of a sought-after area of central Toulouse.

## CARACTÉRISTIQUES

Accommodation type :	Flat	Fees :	-	Living area :	132 m <sup>2</sup>
Land area (m2) :	-	room number :	5	Bedrooms :	2
Expenses :	370 € / quarter	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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NON-CONTRACTUAL INFORMATION

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