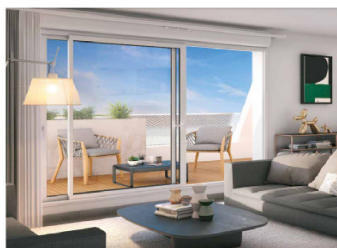


## Newbuild 1-bedroom apartment with a large loggia - Delivery 2nd half 2024



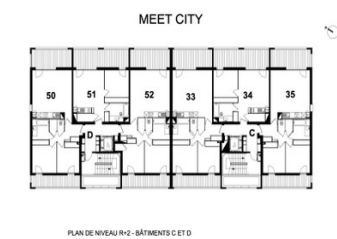
## INFORMATION

Town:	Beauzelle
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	43 m <sup>2</sup>
Outside Space:	15 m <sup>2</sup>



## IN BRIEF

This apartment has been optimised to offer a pleasant living environment, in a secure residence, ideally located (shops, schools, transport in the immediate vicinity). From the living room and the bedroom, you will have access to the loggia of more than 15m<sup>2</sup> and an unobstructed view of the large green space and its pedestrian paths. Equipped kitchen and bathroom, fitted cupboards, pantry, quality materials, double glazing, your interior comfort is also assured! There are few lots left, don't hesitate any longer.



## ENERGY - DPE



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.

## DESCRIPTION

This apartment of more than 43 m<sup>2</sup> has a living room of more than 23m<sup>2</sup>+, including an entrance with fitted cupboard and a kitchen equipped with an extractor, a 2-burner ceramic hob, and a table top refrigerator, a cabinet for the oven, a sink of course and its low cabinet, wall cabinets (according to description).

A large bay window gives access to the loggia, with a view of the residence's garden.

The bathroom with WC is equipped with a towel dryer and a washing machine.

The bedroom of 12m<sup>2</sup>+ with fitted cupboard also overlooks the loggia.

An additional storage space is ideal for storing small equipment, provisions and suitcases!

A private parking space in the basement - closed and secure - and a common bike room complete the package.

Heating by individual gas boiler connected to condensation and certified low temperature radiators.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES