

A privileged address on the Garonne side, a brand new 3-room apartment with BALCONY 22 m2 Close to all shops

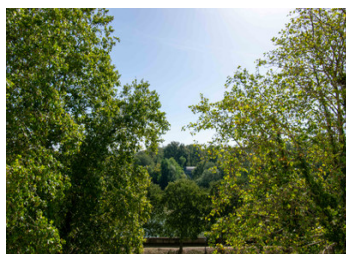


INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	63 m2
Outside Space:	22 m2

IN BRIEF

FROM 15 APRIL TO 15 JUNE 2024 Up to 10% immediate discount! Savings in the form of a reduction in the purchase price - 10 % on 4- and 5-room properties, - 7% on 3-room properties, Price direct from the developer Reduced notary fees. Visible by appointment only. Please contact me.



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

South of Toulouse, a privileged address overlooking the Garonne

Set between the banks of the Garonne and Saint-Cyprien, this is an absolutely modern residence. Designed as an inhabited park, it combines lush landscaping with bright, open contemporary architecture. Ideally served by the A metro and three bus lines, the address is within easy reach of Toulouse's hypercentre, the Ile du Ramier and its sports facilities. The surrounding area is friendly and peaceful, with a wealth of local shops and open-air markets. It all adds up to a very pleasant village feel. You'll soon be able to discover the full range of flats and the superb selection of interior features. The flats open onto vast outdoor spaces, including some exceptional terraces.

A neighbourhood in full development

Close to all shops and transport links

Close to all shops and transport links

Beautiful outdoor spaces

TOTAL LIVABLE area of the 3-room 63 m² apartment

Entrance hall 7.5 m²

Living room/Kitchen 27.3 m²

Bedroom 1 : 12 m²

Bedroom 2 : 10 m²

Bathroom 5 m²

Toilet 2 m²

Balcony 22 m²

Parking UN

RT 2012

French thermal regulations (RT) require new buildings to comply with energy consumption energy consumption levels. The most recent most recent, introduced in 2012, provides for a ceiling of 50 kilowatt-hours of primary energy per year and per m². This limit is adjusted depending on the geographical area, altitude, the surface area and purpose of the building.

20 flats are available immediately in this residence,

NOTES