

APARTMENT in a secure residence, T2 of 46.51m2, WITH BALCONY. Open fitted kitchen. COVERED parking.

EXCLUSIVE

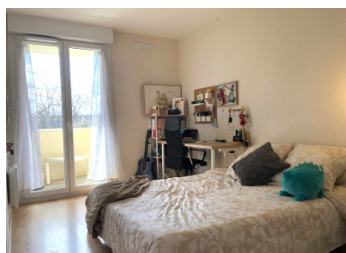
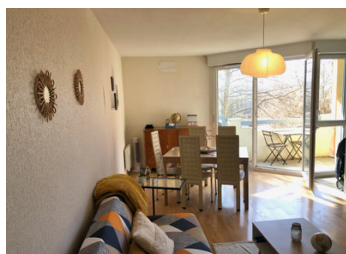
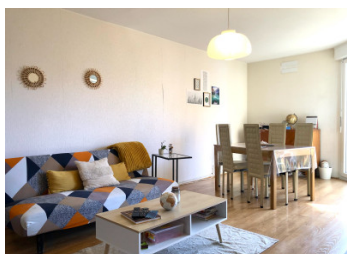


INFORMATION

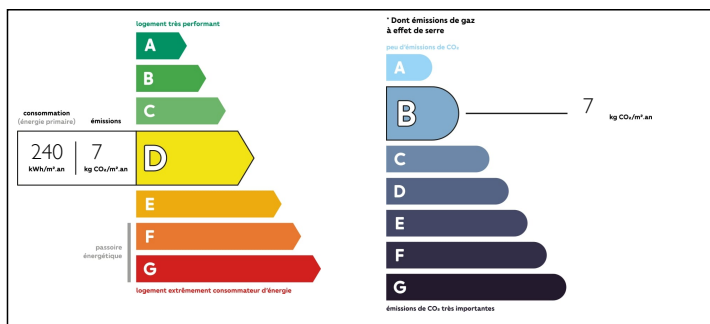
Town:	Toulouse
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	46 m2
Outside Space:	8 m2

IN BRIEF

46,50m2 APARTMENT IN SECURE RESIDENCE. 2nd floor with lift. Open-plan fitted kitchen, bright living room with access to balcony, bedroom with wardrobe, bathroom. Covered parking. Secure bike room. Current rent: €587 including charges, electricity, heating and hot water: €67 per month. Residential access with electric gate, good rental value. Electric heating and new double glazing. End of lease June 2025



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

Location local shops and urban transport in front of the residence neighbourhoods Pont des Demoiselles -proches RANGEUIL

Ormeau - La Terrasse are characterised by individual, residential housing, well served by two main roads, Avenue de Saint-Exupéry and Route de Revel.

Co-owned building of 86 units

Provisional annual charges: 600€

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

LOCAL TAXES

Taxe foncière: 1029 EUR

NOTES