

46 m ground-floor one-bedroom apartment with a 35 m garden and an 11 m terrace.



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	46 m ²
Outside Space:	46 m ²

IN BRIEF

For Sale – Bright and Quiet One-Bedroom Apartment | North Toulouse – Trois Cocus District
A 35 m² plot of land and an 11 m² terrace.

Located in a well-maintained modern building from 2013, this charming 46 m² one-bedroom apartment offers a peaceful setting with excellent natural light.

The property includes:

A 21 m² living room opening onto an 11 m² south-facing terrace, perfect for enjoying the sunshine.

A comfortable bedroom.

A shower room with WC.

A 35 m² private garden, a rare feature in this area.

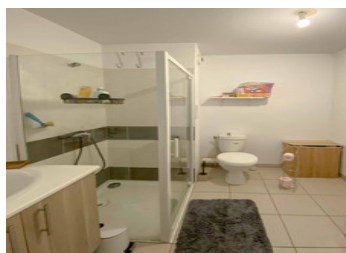
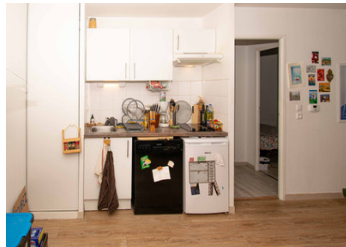
Features:

Double glazing

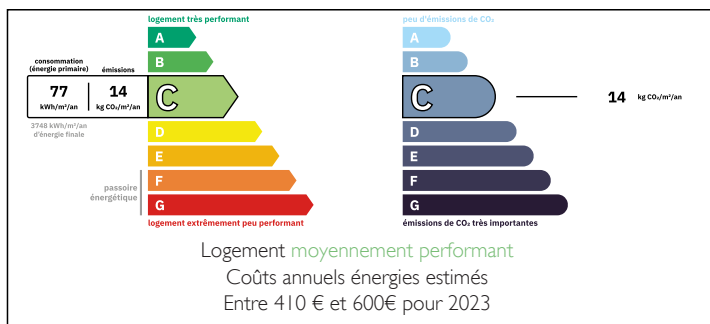
Electric roller shutters

Individual heating system: individual condensing gas boiler, equipped with a programmable thermostat with setback function.

Heat emitters: two-pipe radiators fitted with

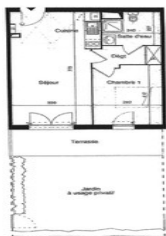


ENERGY - DPE



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

The address is located in the north of Toulouse, in the Trois Cocus district.

Transport & Accessibility

The area is well served by public transport: the street is close to bus stops and a metro station (Trois Cocus metro station).

It offers easy access to Toulouse city centre and major road connections.

Amenities & Neighbourhood Life

The street has a residential character, with several recent apartment buildings (e.g., constructions around 2013).

Shops, services, and businesses are located nearby, providing convenient daily living.

According to real estate valuation sources, the property is situated in a building delivered in 2013, meaning a relatively recent structure with modern features (lift, 4 floors).

This is an advantage in terms of long-term value and low maintenance, whether for a homeowner or an investor.

The district, well connected and undergoing development with recent housing programmes, offers strong potential for resale or rental investment as part of a property strategy.

LOCAL TAXES

Taxe foncière: 881 EUR

Taxe habitation: EUR

NOTES

Contact us now to schedule a viewing by appointment.

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