



# Stylish Loft-Apartment Centre Toulouse,

31000, Haute-Garonne, Occitanie

€520,000

Ref: AF25741

\* 2 Beds \* 96m2

Located in the city centre of Toulouse in a Listed townhouse building is this loft apartment for sale including a spacious living area and balcony terrace. Enjoying lots of natural light, this has lots of potential to redesign it as a two-bedroom apartment. You will fall under the spell of this old...

- DPE1: 175 DPE2: 38 Number of rooms: 1

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**French Entrée**



## Property Description

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You will fall under the spell of this old townhouse in the heart of La Ville Rose and where you can take a stroll in it's protected historic centre.

You enter this property via its original, heavy wooden carriage entrance and penetrate into this historic, 16th century building. A superb and private main courtyard awaits and on raising your eyes a little, you will be captivated by the two suspended wooden staircases with wooden balustrades, original mullioned windows and passageways all conserved.

Take one of these sumptuous staircases up to the second floor and a secure door opens to the 106m<sup>2</sup> loft-style apartment. Bathed in natural light via two large "Renaissance" style windows, the loft currently offers wooden parquet flooring, a 3m<sup>2</sup> washroom area, toilet, a 4m<sup>2</sup> kitchenette and two imposing brick fireplaces. The sensation of space is augmented by the 3.65m high ceilings. A 17m<sup>2</sup> balcony terrace overlooking the interior courtyard will allow you to comfortably install a quietly sheltered table and chairs.

The roof is covered in tile, construction is traditional. Heating and hot water are provided by gas connected to the mains. Windows are double glazed. The property is connected to the city sewage mains.

The beautiful architecture and location in the historic city centre of Toulouse where you will not need to use a vehicle, sets this property apart from others.

You will be in the historic centre of the city of Toulouse, La Ville Rose, close to the main square of Capitole, in a bustling commercial quarter with all commerce and services and access to primary and secondary schools, bus, tram and underground train in close proximity on foot.

Located 5 mins from Capitole, 8 mins from Toulouse train station, 25 mins from Toulouse airport. First ski areas 1h45, Mediterranean 1h45, Atlantic coast, 2h45 and Spain 2h.

Full virtual visit on demand.

## Gallery

