

## Price on request

### Contact agency

CIM Occitanie

80 Allée des Demoiselles

31400 Toulouse

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### For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Year of construction : 2010

Exposition : Sud ouest

Hot water : Collective

Inner condition : to renovate

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, gated, CALM, Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

27/01/2026 - Prix T.T.C



## Apartment 3734 Toulouse

Come and discover this 3-room apartment to renovate, located in the pleasant Croix Daurade - Borderouge neighborhood in Toulouse. With an area of 64m<sup>2</sup> and an 8m<sup>2</sup> terrace including a 3m<sup>2</sup> outdoor storage room, it is ideally situated on the 1st floor of a 3-story residential building with an elevator. You will enjoy a bright southwest exposure. For comfort, there is a spacious living area with an open-plan kitchen spanning 29m<sup>2</sup>. Heating and hot water are communal. In addition to its 2 bedrooms, one of which has a built-in closet, this property also includes a bathroom, 1 toilet, a parking space, and offers great features such as an elevator, double glazing, a secure residence, and a peaceful environment. An opportunity not to be missed, perfect for a first-time purchase or an investment. The Croix Daurade-Borderouge district of Toulouse offers a gentle blend of urban life and nature. Nestled in the north of the city, it combines vibrant energy with calming serenity. The large Maourine park, the neighborhood's green lung, provides an ideal spot for relaxation. Complemented by numerous educational, healthcare, and cultural facilities, it offers a friendly and family-oriented living environment. The whole area is served by two metro lines, placing this neighborhood at the heart of Toulouse life. Renovation work to be expected.

### Fees and charges :

Well condominium

