



## Ground Floor Apartment with Lovely Garden



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 234,975.82

### Standort

Land:	Frankreich
Postleitzahl:	31500
Veröffentlicht:	12.01.2026
Beschreibung:	

Apartment in a Secure Residence with Pool on the Ground Floor. Nestled in a verdant setting, this charming 64 sq m (689 sq ft) two-bedroom apartment on the ground floor offers a peaceful living environment while remaining close to all amenities. The 30 sq m (323 sq ft) living room with an open-plan fitted and equipped kitchen opens onto a lovely L-shaped terrace and a 53 sq m (570 sq ft) private garden facing southeast, perfect for enjoying sunny days. The sleeping area comprises two bedrooms, a bathroom, and a separate WC.

The apartment also includes an underground parking space. The secure, landscaped residence features a swimming pool with a caretaker, ideal for relaxation.

The area is well-served by public transport: bus lines 19 and 39, metro line A a 15-minute walk away, Velo Toulouse bike-sharing stations nearby, and quick access to the ring road via exit 15 La Roseraie.

The professional's opinion:

If you're looking for a green oasis in a quiet, residential setting, just steps from city access, this is the ideal apartment.



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Easy to live in and pleasant for everyday use, it has everything to charm you.

A property not to be missed!

This property is located in a co-ownership governed by Law No. 65-557 of July 10, 1965, comprising 161 residential units, and 366 units in total including parking. The annual share of common expenses is €1,158. There are no ongoing legal proceedings based on Article 29-1 of the Law of July 10, 1965, and Article L.615-6 of the French Construction and Housing Code. The fee schedule is available on the website.

We are available to arrange a viewing.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The Department of Haute-Garonne, despite its ever growing population, still boasts beautiful scenery of undulating hills and valleys.

The region as a whole is a popular choice for an active holiday and the Haute-Garonne is ideal for mountainous activities including biking and walking and of course skiing during the winter. The department has four ski resorts.

If religious buildings are of some interest then the Haute-Garonne will not disappoint. Sites including the Toulouse basilica, the Saint Bertrand-de-Comminges cathedral and the Saint-Just basilica of Valcabrere are on the door-step.

Gascony plays a big part in the department and dishes are based on goose fat or oil flavoured with garlic, shallots, and spices. Goose and duck farms produce foie gras, which is then sold fresh or made into pate and terrines. Nothing is wasted, and the rest of the bird is made into confits, preserves used to make stew and soups.

Life in the mountain villages and farms of the Pyrenees has remained largely unchanged. Their southern climate means that it can be warm and sunny from as early as February. Roads are good and generally well sign-posted, although snow lies on the higher peaks until May and some of the highest passes may be closed. The climate is a cross between Atlantic Maritime and Mediterranean.

Toulouse is France's fourth biggest city and has a very lively atmosphere with a strong student presence. Stroll around the historic centre, walking alongside the Garonne and the Canal du Midi, or stop in one of the many pavement cafes for a delicious cup of coffee.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	2
Badezimmer:	1
Grundstücksgröße:	54 m <sup>2</sup>

## **Gebäudedetails**

Außen-Ausstattung:	Pool
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX8.036.818
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