



## Duplex Apartment For Sale



### Agent Info

Name: David Evans  
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Name:  
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Experience since:  
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Specialties:  
Property Type: Apartments, Houses  
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Languages: English, French  
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### Listing details

Property for: Sale  
Price: USD 110,007.75

### Location

Country: France  
ZIP code: 31240  
Posted: Jun 05, 2025

#### Description:

On the 4th and top floor with elevator, T2 apartment in the Val Dancelle residence, composed of an entrance with storage, a living area and kitchenette, a bedroom with closet, a bathroom and a separate toilet. The apartment also includes a laundry room and a concierge service. Located in the immediate vicinity of the Union clinic, bus stops, an Intermarche as well as. Two above-ground parking spaces are included.

The residence is secure and offers a swimming pool in a green environment.

Electricity, heating and water/hot water are included in the charges.

Furnished rental potential 550/600 Euro excluding charges.

Sold vacant.

For more information, do not hesitate to contact us.

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.

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.



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

Condition: Good

### **Common**

Bedrooms: 1

Bathrooms: 1

### **Utility details**

Heating: Yes

### **Building details**

Building Amenities: Elevator

Outdoor Amenities: Pool

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.987.467

