



Studio Apartment in Great Location



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 91,309.73

Location

Country:	France
ZIP code:	31500
Posted:	Oct 27, 2025

Description:

In a well-maintained 2011 residence, located at 38 avenue de l'Hers, discover this 23 m2 studio on the ground floor, ideally located close to buses, shops and amenities.

The accommodation consists of a main room with kitchenette, a functional bathroom with WC, and a closet.

It offers direct access to the Argoulets green zone as well as quick access to the Toulouse ring road. Modern, secure residence with controlled charges, located in an area sought after by tenants for its quick access to the city center.

Excellent rental investment, with an estimated rental potential of between €450 and €500 per month excluding charges. Assets: Recent residence (2011).

Green and quiet environment Transport and shops on foot Ideal for investors or first-time buyers

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.

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Lease terms

Date Available:

Contact information

IMLIX ID:

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