

**769 € / month**

**Rentals house**

**3 rooms**

**Surface : 64 m²**

**Surface of the living : 25 m²**

**Exposition : Nord**

**Hot water : Electrique**

**Inner condition : good**

**Features :**

Terrasse de surf. 10.1, double glazing

2 bedroom

1 terrace

1 bathroom

2 WC

2 parkings



**House 750 Launaguet**

**FOR RENT T3 DUPLEX APARTMENT/HOUSE IN LAUNAGUET** Located in a recent development, the ground floor features an entrance with a closet, a living room with an open kitchen equipped with upper and lower storage units, a range hood, and a 4-burner cooktop, plus a separate WC. Upstairs: 2 bedrooms with closets, a bathroom with bathtub and vanity unit, and a separate WC. Outside, a wooden terrace and 2 parking spaces. Just 20 minutes from downtown Toulouse and 10 minutes from the ring road, close to shops and schools in Launaguet and neighboring communities, with a nearby bus stop for quick access to the metro. Energy Performance Certificate pending Rent excluding charges: €719 Charges: €50, covering maintenance of common areas Security deposit: €719 Rental fees: €713.21, including €193.80 for the inventory of fixtures

**Fees and charges**

Monthly rent 769 € with charges including 50 € provision for charges with annual settlement %} (excluding charges 719 €).

713 € VAT of fees paid by the tenant (including 194 € VAT for state of the property), 719 € for security deposit,

Energy class (dpe) : Not subject to eps - Emission of greenhouse gases (ges) : Not subject to eps  
Document non contractuel - 08/02/2026



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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

Document non contractuel - Barème des prix disponible sur notre site internet