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## Exceptional 19th century apartment in Les Carmes

Haute-Garonne , Occitanie



€2,295,000

inc. of agency fees

7 Beds      3 Baths      475 sqm

Located on Rue de La Dalbade, in the heart of Toulouse's Carmes district, this 475 sqm (4,900 sq ft) Carrez apartment occupies a unique location in a...

### At a Glance

**Reference** MFH-EAT10324

**Bed** 7

**Near to** Toulouse

**Bath** 3

**Pool** No

**Price** €2,295,000

**Hab.Space** 475 sqm

**Land Tax** N/A

### Property Description

Located on Rue de La Dalbade, in the heart of Toulouse's Carmes district, this 475 sqm (4,900 sq ft) Carrez apartment occupies a unique location in a former 19th-century mansion. An exceptional setting where history and elegance blend harmoniously, ideal for a prestigious home or a business/profession. Behind a discreet carriage entrance, a paved courtyard leads to the main entrance of this apartment spread over three levels. From the moment you enter, the atmosphere of the place impresses with its character and spaciousness. Marquetry, English-style, and Hungarian-point parquet floors, period fireplaces, painted ceilings, and servants' corridors--every architectural element bears witness to the refinement of the 19th century. The first level, approximately 390 sqm in one piece, reveals majestic reception areas and several lounges, each with its own distinct atmosphere. The reception room, dressed in antique tapestries and adorned with a carved walnut fireplace with twisted columns, immediately establishes the property's unique identity. This volume distributes different rooms, allowing for several configurations, including the creation of three separate lots (project validated at the general meeting and approved by the town hall). On the east wing, a first living room with a balcony extends the perspective and opens onto an office/library with cozy charm. Back in the hallway, under a remarkable French ceiling, the west wing offers a more contemporary living room, dating from the 20th century, as well as several adjoining rooms. Opposite, four other main volumes, equally impressive, offer considerable development potential. Throughout the rooms, the historic architecture is elegantly revealed, between grandiose perspectives and preserved details of yesteryear. The noble spaces open to the south and overlook a garden. To the north, a second courtyard also ensures calm and discretion. The alternation of large windows and soaring ceilings enhances each space. Staircases and service corridors connect all the rooms and serve the upper and lower levels formerly occupied by the staff: kitchen and its fireplace, various bedrooms, ... Three separate accesses facilitate the organization of spaces: a main entrance and a service entrance on the first floor, as well as a last one on the ground floor, reinforcing the versatility of the place. This property also has a healthy cellar and a parking space at the foot of the building. This "timeless" place of rare elegance is the ideal place to live or work. Complete file on request. Toulouse - Blagnac Airport 9kms SNCF train station 4kms Near Palais de Justice Renovation

work to be planned Property subject to the status of co-ownership of 27 lots on 2 buildings including 8 residential lots - annual co-ownership charges: EUR4,974.48. ENERGY CLASS E / CLIMATE CLASS E Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR7,040 and EUR9,620 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 - 06 47 28 38 50 Condominiums of 27 units (No proceedings in progress).

Annual expenses : 4974.48 euros.

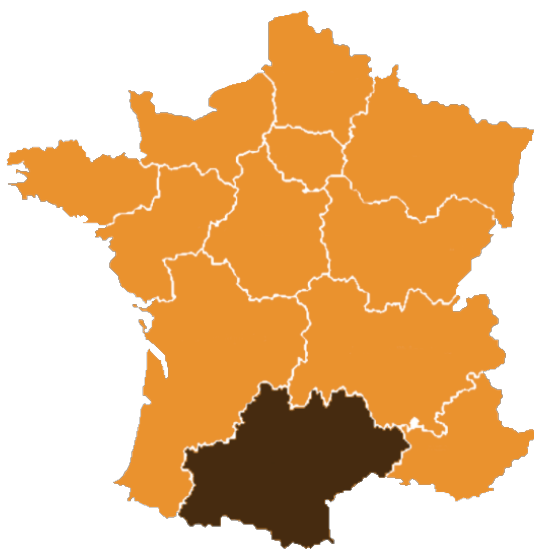
Summary

Property type:	Apartment
Bedrooms:	7
Bathrooms	3
Price	€2,295,000

Key Information

Year Built:	1901
Internal Area:	475 sqm
Property Features:	
•	Balcony: 1

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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