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Magnificent charming Albigeoise in an ideal location

Tarn , Occitanie

€1,380,000

inc. of agency fees

6 Beds 4 Baths 477 sqm 0.04 ha

Located in the heart of the city, this splendid house from the end of the 19th century has more than 470 sqm, offering an exceptional living space with...

At a Glance

Reference MFH-EAT10697
Bed 6
Land 0.04 ha

Near to Toulouse
Bath 4
Pool Yes

Price €1,380,000
Hab.Space 477 sqm
Land Tax N/A

Property Description

Located in the heart of the city, this splendid house from the end of the 19th century has more than 470 sqm, offering an exceptional living space with undeniable charm. Its L-shaped architecture, typical of the region, blends wonderfully with noble materials and generous volumes, creating a refined and bright atmosphere. The high ceilings and the careful layout of the rooms bring a touch of timeless elegance to the whole. From

the entrance, the character of this house is revealed and will not fail to seduce. A crossing hall, paved with cement tiles, leads to an unsuspected garden, a true haven of peace. It harmoniously serves the different living rooms. The living room, spacious and bright (more than 54 sqm), benefits from a double exposure and invites you to relax. The dining room, meanwhile, leads to the kitchen, largely open to the garden and its terrace. It is adjoined by adjoining rooms such as a pantry and laundry room. The ground floor also features a room of nearly 22 sqm, offering great flexibility of use: office, bedroom or space dedicated to an independent professional activity. A beautiful staircase leads to the first floor, where the configuration continues with four generous bedrooms, two of which share a bathroom and a third benefits from a master suite. On the upper floor, two suites with boudoir spread over more than 120 sqm, offering absolute comfort and a breathtaking view. A wing of the house has been dedicated to the passions of the current owners: a space of 49 sqm that can be adapted according to desires, ideal for a recreation room, a workshop or a relaxation area. Outside, the garden surprises with the calm it offers, very far and yet so close to the hustle and bustle of the city center. The swimming pool, designed as a pond, blends into the vegetation. A pool house area has been redesigned to offer a friendly space to fully enjoy this enchanting setting. Additional services complete this exceptional property: a vaulted cellar perfect for private tastings, a spacious garage that can accommodate several vehicles, a real asset in the heart of the city. A rare house, combining charm, elegance and functionality, which will charm lovers of urban life. Cachet and character Quality renovation Town gas heating and reversible air conditioning ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022 and 2023: between 3,700 euros and 5,090 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€1,380,000

Key Information

Year Built:	1875
Internal Area:	477 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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