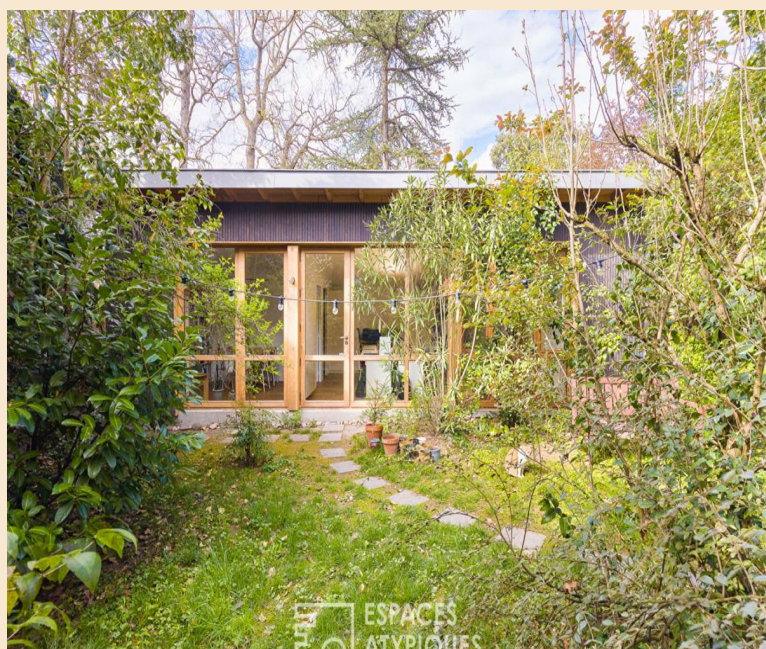


[Click to view MFH-EATEA1-10307](#)

Art Deco house in the heart of the Croix Daurade district

Haute-Garonne , Occitanie



€745,000

inc. of agency fees

2 Beds 2 Baths 149 sqm 0.05 ha

In the heart of the sought-after Croix-Daurade neighborhood, this characterful 1930s house elegantly combines Art Deco charm with contemporary comfort....

At a Glance

Reference	MFH-EATEA1-10307	Near to	Toulouse	Price	€745,000
Bed	2	Bath	2	Hab.Space	149 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the sought-after Croix-Daurade neighborhood, this characterful 1930s house elegantly combines Art Deco charm with contemporary comfort. Offering 240 sqm of living space, including 170 sqm under the Carrez law, on three levels, it comes with a modern timber-framed outbuilding nestled on a 500 sqm plot of land with century-old trees. A unique and versatile living space, combining generous volumes

with a warm atmosphere. From the entrance, the character of the period is evident: solid wood floors, cement tiles, and a period fireplace create a refined ambiance. This first level features a light-filled space with a working fireplace, a dining room adorned with a wood-burning stove, and a fully equipped kitchen with a pantry, opening onto an intimate terrace. The master suite, with a dressing room, is located on the same level, adjoining a refined bathroom with a freestanding bathtub and its view of the garden, a walk-in shower completes the ensemble. The second floor, under the eaves, reveals a space that invites relaxation, bright thanks to the Velux openings, accompanied by a bedroom and a bathroom. On the garden level, a convertible plateau of 87 sqm offers multiple possibilities of development: garage, storage space or independent apartment. The exterior extends this harmony with a landscaped garden, a welcoming terrace and a contemporary timber-framed outbuilding, ideal for a workshop, a professional space, or an independent home. This unique property, renovated by an architect with quality materials and optimized insulation, offers a perfect alliance between heritage and modernity. Toulouse center 10 minutes, Highway 5 minutes, Transport and shops 2 minutes ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,340 and EUR1,814 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€745,000

Key Information

Year Built:	1930
Internal Area:	149 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved