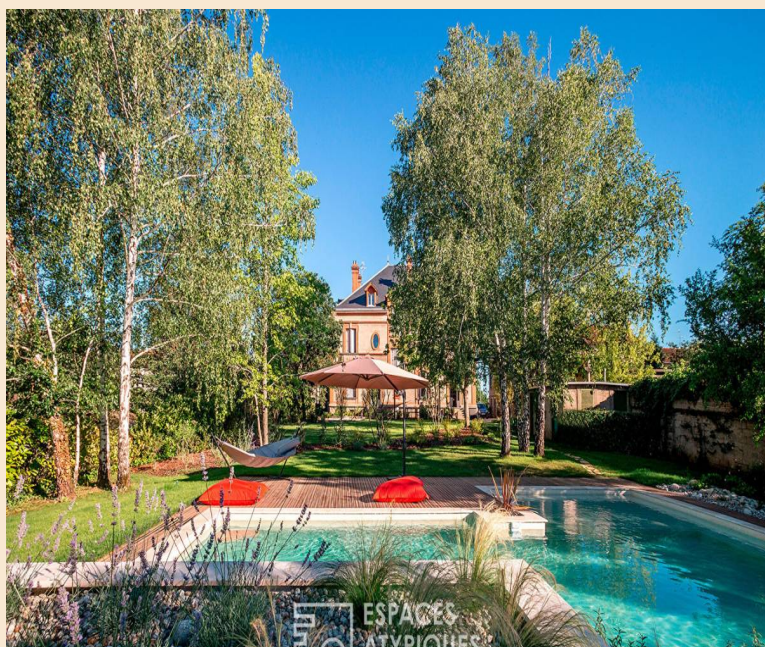


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Exceptional house in Albi: 1930s charm, secret garden and swimming pool...

Tarn , Occitanie



€1,380,000

inc. of agency fees

8 Beds 8 Baths 517 sqm 0.2 ha

Located just a few minutes' walk from Albi's historic center, this 1930s mansion combines old-world charm with contemporary comfort in an unexpected green...

At a Glance

Reference MFH-EAT10844

Bed 8

Land 0.2 ha

Near to Toulouse

Bath 8

Pool Yes

Price €1,380,000

Hab.Space 517 sqm

Land Tax N/A

Property Description

Located just a few minutes' walk from Albi's historic center, this 1930s mansion combines old-world charm with contemporary comfort in an unexpected green setting in the heart of the city. Behind its discreet facade hides a unique universe: herringbone parquet flooring, moldings, and marble fireplaces contrast with designer furniture and subtly integrated ethnic or Scandinavian touches. A balanced lifestyle, designed to appeal to a clientele seeking calm, authenticity, and refinement. The property offers nearly 500 sqm of living space, offering very generous volumes and fluid circulation. The living areas, bathed in light, consist of a cozy living room, a convivial dining room, and a fitted kitchen with quality equipment, ideal for food lovers. This level also houses an office and a bedroom with a private bathroom, offering the possibility of comfortable living on one level. On the first floor, five spacious bedrooms, each with its own private bathroom, allow you to imagine a comfortable family life or to welcome friends and family in complete privacy. The attic, meanwhile, has been redesigned to offer an independent space evoking the charm of an apartment of nearly 170 sqm on the ground floor. Inside or outside, the various spaces dedicated to well-being - infrared sauna, gym, wooded garden with salt pool and relaxation area - create a peaceful living environment, conducive to disconnection. The rear garden, a true green cocoon, offers privacy and serenity just steps from the entertainment of the UNESCO-listed episcopal city. A rare property, perfectly maintained, ready to continue a flourishing bed and breakfast business or to become an exceptional family residence. Quality services Town gas heating and reversible air conditioning Sanitation compliant ALBI, Place du Vigan: 15 min walk TOULOUSE, airport: 50 min CASTRES, city center: 45 min CORDES SUR CIEL: 25 MIN 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 4,940 euros and 6,760 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	8
Bathrooms	8
Price	€1,380,000

Key Information

Year Built:	1930
Internal Area:	517 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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