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Art Deco house in the heart of Guilhemery

Haute-Garonne , Occitanie



€795,000

inc. of agency fees

3 Beds 1 Baths 115 sqm 0.02 ha

Located in Toulouse's sought-after Guilhemery district, this 1930s Art Deco house offers around 120 m² of living space on a 235 m² plot. Elegantly renovated,...

At a Glance

Reference MFH-EAT11746

Bed 3

Land 0.02 ha

Near to Toulouse

Bath 1

Pool No

Price €795,000

Hab.Space 115 sqm

Land Tax N/A

Property Description

Located in Toulouse's sought-after Guilhemery district, this 1930s Art Deco house offers around 120 m² of living space on a 235 m² plot.

Elegantly renovated, it retains its original features while incorporating a bold, contemporary design. Solid parquet flooring, a marble fireplace, bespoke furniture and designer pieces make this a singular place, both warm and sophisticated.

Behind the sober façade typical of Toulouse's 1930s architecture, the entrance opens onto a bright, generous living space. The living room, organized around a period fireplace and bathed in light thanks to large openings onto the garden, is structured by iconic pieces such as a Togo sofa and industrial-design pendant lighting.

The ambience is eclectic, between old-world charm and contemporary aesthetics.

The open-plan kitchen, with Corian worktops and custom cabinetry, extends the conviviality of the first floor. An adjoining dining room welcomes family and friends in a refined atmosphere.

Upstairs, three bedrooms complete the night space, including a luminous master bedroom with built-in dressing room. A sleek bathroom serves the first floor.

Outside, a terrace and garden complete the assets of this family home with undeniable cachet.

The setting is both urban and peaceful, in a residential street with little traffic, a stone's throw from local shops, quality schools and public transport. Toulouse city center is within easy reach on foot or by bike.

A rare blend of traditional architecture and contemporary comforts, this house will captivate you with its strong character and unique atmosphere.

ENERGY class: E / CLIMATE class: E

Estimated average annual energy costs for standard use, based on 2021 energy prices:
between euros2,440 and euros3,350

Information on the risks to which this property is exposed is available on the Géorisques
website

Sales agent: Louis BEILLARD - EI - RSAC number 849 902 267 - 06 71 39 13 83

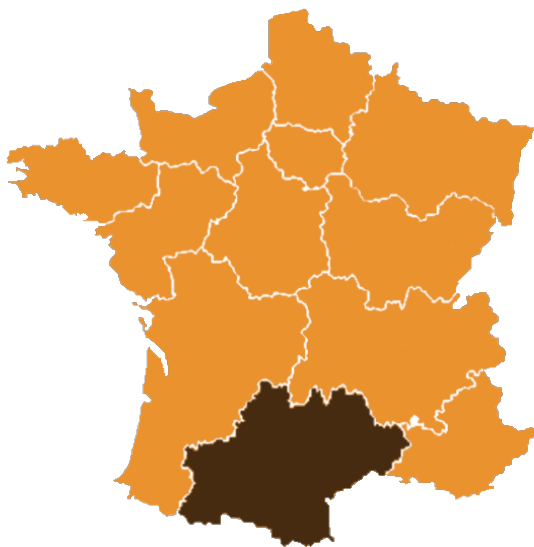
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€795,000

Key Information

Year Built:	1937
Internal Area:	115 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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