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## Art deco style house with garden in Les Chalets

Haute-Garonne , Occitanie



**€1,850,000**

inc. of agency fees

6 Beds 4 Baths 280 sqm 0.03 ha

Located in the heart of the Chalets district, this bourgeois house has been renovated in an art deco style. It has a surface area of approximately 260sqm...

### At a Glance

<b>Reference</b>	MFH-EAT5415	<b>Near to</b>	Toulouse	<b>Price</b>	€1,850,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the Chalets district, this bourgeois house has been renovated in an art deco style. It has a surface area of approximately 260sqm on a carefully designed garden. The facade reveals an undeniable charm. The entrance leads to the large garage and various rooms that can be converted into a gym, wine cellar; depending on the projects. On the raised ground floor, a large hallway serves the different living spaces bathed in light and with a strong identity. The characteristic elements of art deco blend harmoniously with the contemporary touches of the latest renovation. The living room and kitchen open naturally onto a

terrace, thus extending the living space towards an intimate garden. The staircase, the true spine of the property, leads to the upper level dedicated to rest. Four bedrooms, including an imposing master suite, find their place. The last level, accessible by a service staircase or an elevator, benefits from two recently renovated apartments offering different layout possibilities. This rare property combines quality services and a privileged location and thus offers a privileged living environment. Possibility of renting additional parking 50 meters away Total constructed area 340sqm Air conditioning for apartments ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR1,910 and EUR2,584 Information on the risks to which this property is exposed is available on the G eorisks website

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€1,850,000

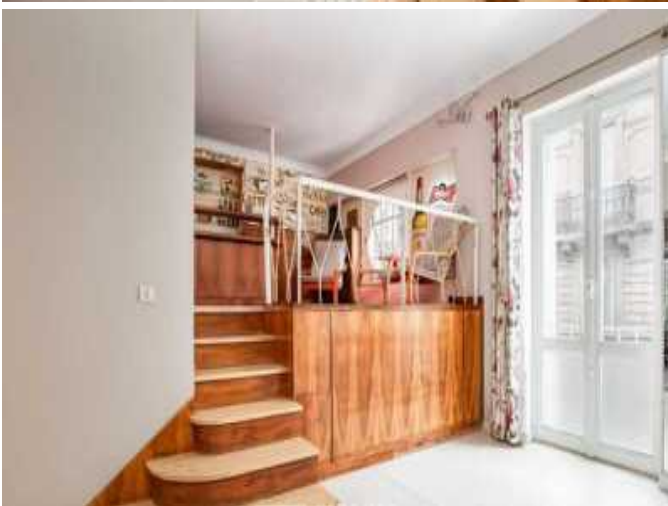
## Key Information

Year Built:	1900
Internal Area:	280 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 4	
Has a Garden	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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