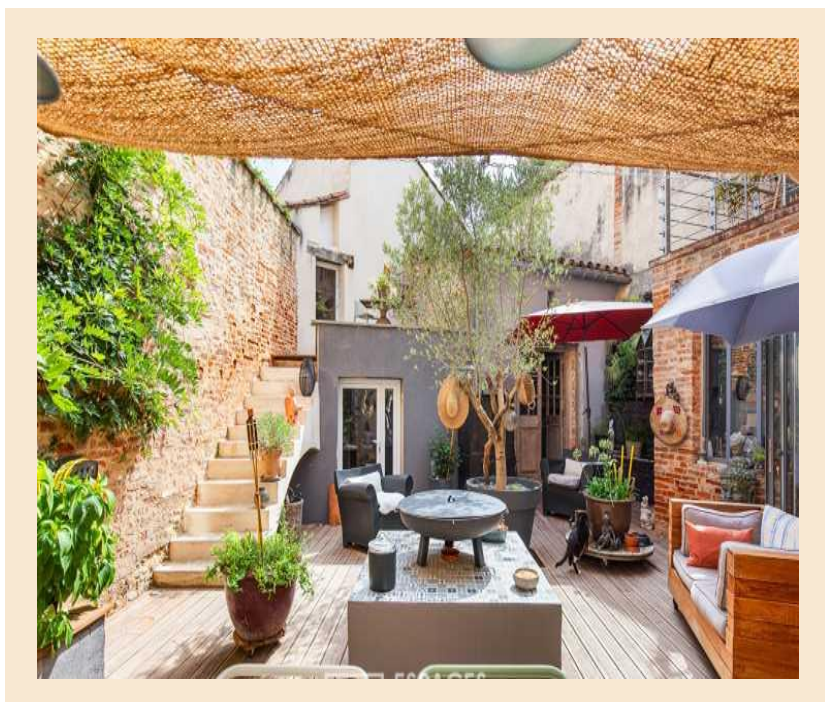


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Charming house with view of the Cathedral

Tarn , Occitanie



€595,000

inc. of agency fees

5 Beds 4 Baths 277 sqm 0.03 ha

This 19th century townhouse, ideally located in a sought-after area close to the city centre of Albi, offers more than 250 sqm spread over four levels. Carefully renovated, it harmoniously combines the...

At a Glance

Reference	MFH-EAT7488	Near to	Toulouse	Price	€595,000
Bed	5	Bath	4	Hab.Space	277 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

This 19th century townhouse, ideally located in a sought-after area close to the city centre of Albi, offers more than 250 sqm spread over four levels. Carefully renovated, it harmoniously combines the charm of the old with modernity, and bears witness to its unique character having once been two separate houses. The fairground bricks and wooden beams, subtly present throughout the house, create a warm atmosphere from the ground floor. It consists of a modern and friendly kitchen, opening onto a spacious dining room, ideal for sharing moments with family or friends. A practical back kitchen completes this space. In a privileged

corner, a workshop bathed in natural light thanks to large glass windows opens onto an interior courtyard. A garage is added to this part of the house. On the first floor, a spacious and bright living room, benefiting from a double north-south exposure, offers a pleasant living environment. An office with period terracotta floor tiles, located on the same landing, opens onto a balcony overlooking the terrace. This level also houses a bedroom with a dressing room and a shower room with WC. The second floor serves two bedrooms with beautiful volumes, a spacious dressing room, a separate WC, as well as a bathroom offering a breathtaking view of the Sainte-Cécile cathedral. Finally, the top level is dedicated to a bright and spacious master suite, including a reading area, a large office, a dressing room, and a shower room with WC. Here too, the view of the Cathedral is breathtaking. The house also has a magnificent interior courtyard, intimate and peaceful, where the wooden slats, the pond and the touches of greenery bring an atmosphere of serenity. A staircase leads to a first outbuilding, while the terrace provides access to two other outbuildings (including a second garage), offering many possibilities for development. Gas boiler / Ethanol fireplace / Double glazing Mains drainage Garages Shops, schools, transport: in the immediate vicinity Ring road access: 8 minutes Toulouse: 55 minutes ENERGY CLASS: C / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices indexed for the years 2021, 2022 and 2023: between 2,540 euros and 3,510 euros. Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€595,000

Key Information

Internal Area:	277 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony:	1

Location: Occitanie



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