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Opulent Basque-style house in downtown ALBI

Tarn , Occitanie



€680,000

inc. of agency fees

7 Beds 6 Baths 372 sqm 0.26 ha

Located a few minutes from downtown ALBI, this unique construction from the beginning of the 20th century combines character, volume and potential. More than 370 sqm of living space has been renovated...

At a Glance

Reference	MFH-EAT457EAA	Near to	Toulouse	Price	€680,000
Bed	7	Bath	6	Hab.Space	372 sqm
Land	0.26 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few minutes from downtown ALBI, this unique construction from the beginning of the 20th century combines character, volume and potential. More than 370 sqm of living space has been renovated to improve comfort and modernity. The living spaces are spread over two levels, allowing you to adapt your daily life to the different seasons. On the garden level, the independent kitchen opens onto a pleasant covered

terrace. It communicates with a dining room and a cozy living room. Upstairs, the main open-plan living room is built around the central fireplace. It offers a bright, outward-facing space thanks to its large openings and its access to an intimate terrace. The clearances are used with multiple storage spaces or even office or relaxation areas. A first bedroom en suite enjoys a clear view of the garden and the swimming pool. This level includes an additional bedroom with bathroom and an office. On the second floor are three bedrooms with generous volumes, each with its own bathroom. Finally, an independent apartment of 40 sqm completes the living space of this property and offers several operating possibilities: rental, office for an independent profession, etc. Located on a vegetated plot of more than 2,600 sqm, this Basquaise and its outbuildings are likely to be suitable for many projects. The absence of anyone overlooked will allow you to enjoy the outdoors in complete peace and quiet. Garage Motorized gate Gas heating Fiber Possibility of detaching part of the building land ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 4,290 euros and 5,840 euros Information on the risks to which this property is exposed is available on the G orisks website:

(3.98 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	7
Bathrooms	6
Price	€680,000

Key Information

Year Built:	1920
Internal Area:	372 sqm
Land Area:	0.26 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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