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Apartment with terrace in the heart of the historic center

Tarn , Occitanie



€420,000

inc. of agency fees

3 Beds 2 Baths 135 sqm

Located in the historic center of Albi, a few meters from Place du Vigan, this magnificent 135 sqm apartment, where charm and art of living blend harmoniously, is nestled on the first floor of a small...

At a Glance

Reference MFH-EAT7928

Bed 3

Near to Toulouse

Bath 2

Pool No

Price €420,000

Hab.Space 135 sqm

Land Tax N/A

Property Description

Located in the historic center of Albi, a few meters from Place du Vigan, this magnificent 135 sqm apartment, where charm and art of living blend harmoniously, is nestled on the first floor of a small condominium. Its neat layout, built around a superb private terrace, gives it a unique character. From the entrance, the charm works. On one side, the living and dining room area in a cozy spirit with original parquet

flooring and decorative fireplace; on the other, the open kitchen with access to the laundry room. Along the terrace, a corridor leads to the night area, where a light-filled office area has been set up. The night area, composed of two bedrooms combining old-world charm with modern decoration, shares a beautiful bathroom. The master suite is on a duplex, offering privacy and comfort with beautiful spaces. The real asset of this apartment is the spacious and sunny terrace, facing southwest, an authentic haven of peace in the city center. This apartment offers an exceptional living environment for lovers of history and heritage, while enjoying the liveliness of Albi city center. Public parking nearby Terrace Heating: Electric gas Double glazing Albi SNCF train station: 1km Shops and amenities: in the immediate vicinity Ring road access: 4 min Toulouse (Union toll): 40 min Property subject to the status of co-ownership 9 lots, including 5 residential lots Estimated annual charges EUR920 No procedure in progress ENERGY CLASS: D / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on January 1, 2021: between 1,900 euros and 2,630 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 920 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€420,000

Key Information

Internal Area:	135 sqm
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Location: Occitanie



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