

[Click to view MFH-EAT8639](#)

Magnificent charming Albigeoise in an ideal location

Tarn , Occitanie



€1,380,000

inc. of agency fees

6 Beds 4 Baths 477 sqm 0.04 ha

Located in the heart of the city, this splendid 1930s house has over 470 sqm, offering an exceptional living space with undeniable charm. Its L-shaped...

At a Glance

Reference	MFH-EAT8639	Near to	Toulouse	Price	€1,380,000
Bed	6	Bath	4	Hab.Space	477 sqm
Land	0.04 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the heart of the city, this splendid 1930s house has over 470 sqm, offering an exceptional living space with undeniable charm. Its L-shaped architecture, typical of the region, blends wonderfully with noble materials and generous volumes, creating a refined and bright atmosphere. The high ceilings and the careful layout of the rooms bring a touch of timeless elegance to the whole. From the entrance, the character of this

house is revealed and will not fail to seduce. A through hall, paved with cement tiles, leads to an unsuspected garden, a true haven of peace. It harmoniously serves the different living rooms. The living room, spacious and bright (over 54 sqm), benefits from a double exposure and invites you to relax. The dining room, meanwhile, leads to the kitchen, largely open to the garden and its terrace. It is adjoined by adjoining rooms such as a pantry and laundry room. The ground floor also features a room of nearly 22 sqm, offering great flexibility of use: office, bedroom or space dedicated to an independent professional activity. A beautiful staircase leads to the first floor, where the configuration continues with four generous bedrooms, two of which share a bathroom and a third benefits from a master suite. On the upper floor, two suites with boudoir spread over more than 120 sqm, offering absolute comfort and a breathtaking view. A wing of the house has been dedicated to the passions of the current owners: a space of 49 sqm that can be adapted according to desires, ideal for a recreation room, a workshop or a relaxation area. Outside, the garden surprises with the calm it offers, very far and yet so close to the hustle and bustle of the city center. The swimming pool, designed as a pond, blends into the vegetation. A pool house area has been redesigned to offer a friendly space to fully enjoy this enchanting setting. Additional services complete this exceptional property: a vaulted cellar perfect for private tastings, a spacious garage that can accommodate several vehicles, a real asset in the heart of the city. A rare house, combining charm, elegance and functionality, which will charm lovers of urban life. Cachet and character Quality renovation Town gas heating and reversible air conditioning ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022 and 2023: between 3,700 euros and 5,090 euros Information on the risks to which this property is exposed is available on the Géorisques website:

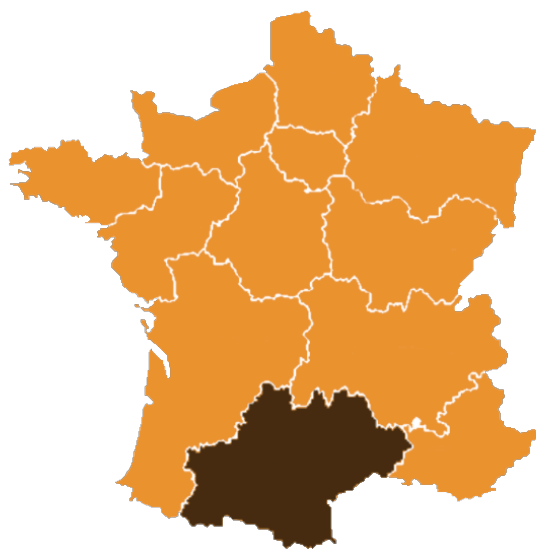
Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€1,380,000

Key Information

Year Built:	1875
Internal Area:	477 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery



BIEN CONFIDENTIEL
Photo: High House of Canada

As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates