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## Wealthy Basque-style house in the city center of ALBI

Tarn , Occitanie



# €690,000

inc. of agency fees

7 Beds   6 Baths   372 sqm   0.26 ha

Located a few minutes from the city center of ALBI, this unique construction from the beginning of the 20th century combines character, volume and potential...

### At a Glance

<b>Reference</b>	MFH-EAT9703	<b>Near to</b>	Toulouse	<b>Price</b>	€690,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	372 sqm
<b>Land</b>	0.26 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located a few minutes from the city center of ALBI, this unique construction from the beginning of the 20th century combines character, volume and potential. It is more than 370 sqm of living space that has been renovated to gain in 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 living room, open plan, is centered around the central fireplace. It offers a bright space facing the outside 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 benefits from an unobstructed view of the garden and the swimming pool. This level includes an additional bedroom with shower room and an office. On the second floor are nestled three bedrooms with generous volumes and each benefiting from its own shower room. Finally, an independent apartment of 40 sqm completes the living space of this property and offers several possibilities of use: rental, office for an independent profession, ... Located on a green plot of more than 2,600 sqm, this Basque house and its outbuildings are likely to be suitable for many projects. The absence of vis-à-vis will allow you to enjoy the outdoors in complete peace, especially on the pool decks. A charming property with undeniable potential Garages Motorized gate City 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 2021 energy prices: between 4,290 euros and 5,840 euros Information on the risks to which this property is exposed is available on the Géorisques website: (3.76 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	6
Price	€690,000

## 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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