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## Art Deco house in the heart of the Croix Daurade district

Haute-Garonne , Occitanie



# €760,000

inc. of agency fees

2 Beds   2 Baths   149 sqm   0.05 ha

In the heart of the sought-after Croix-Daurade neighborhood, this characterful 1930s house elegantly combines Art Deco charm with contemporary comfort....

### At a Glance

<b>Reference</b>	MFH-EAT10307	<b>Near to</b>	Toulouse	<b>Price</b>	€760,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	149 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the sought-after Croix-Daurade neighborhood, this characterful 1930s house elegantly combines Art Deco charm with contemporary comfort. Offering 240 sqm of living space, including 170 sqm under the Carrez law, on three levels, it comes with a modern timber-framed outbuilding nestled on a 500 sqm plot of land with century-old trees. A unique and versatile living space, combining generous volumes

with a warm atmosphere. From the entrance, the character of the period is evident: solid wood floors, cement tiles, and a period fireplace create a refined ambiance. This first level features a light-filled space with a working fireplace, a dining room adorned with a wood-burning stove, and a fully equipped kitchen with a pantry, opening onto an intimate terrace. The master suite, with a dressing room, is located on the same level, adjoining a refined bathroom with a freestanding bathtub and its view of the garden, a walk-in shower completes the ensemble. The second floor, under the eaves, reveals a space that invites relaxation, bright thanks to the Velux openings, accompanied by a bedroom and a bathroom. On the garden level, a convertible plateau of 87 sqm offers multiple possibilities of development: garage, storage space or independent apartment. The exterior extends this harmony with a landscaped garden, a welcoming terrace and a contemporary timber-framed outbuilding, ideal for a workshop, a professional space, or an independent home. This unique property, renovated by an architect with quality materials and optimized insulation, offers a perfect alliance between heritage and modernity. Toulouse center 10 minutes, Highway 5 minutes, Transport and shops 2 minutes ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,340 and EUR1,814 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€760,000

## Key Information

Year Built:	1930
Internal Area:	149 sqm
Land Area:	0.05 ha
Has a Garden	Yes

## Location: Occitanie



# Gallery



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