



SOUTHERN TARN – UNIQUE CHARACTER MANSION WITH GREAT POTENTIAL



SELLING PRICE : 495 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Elegant Townhouse with Spacious Volume in the Heart of the City

Behind a majestic façade in the style of a private mansion, this stunning master house reveals the charm of the old combined with contemporary comfort. From the moment you pass through the gate, the tone is set: authenticity, refinement, and generous spaces.

With approximately 330 m² of living space, this property unfolds over several levels and offers 9 rooms, including 6 bedrooms, as well as a superb living room of 42 m², a 19 m² fully equipped kitchen, and a lounge of about 30 m², which can also serve as a reception area or additional bedroom. The interior architecture is enhanced by numerous period features:

Marble fireplaces in most rooms

Original hardwood floors

Molded ceilings

Authentic woodwork, all contributing to a warm and prestigious atmosphere.

The garden, although modest in size, is still sufficient for relaxation and offers the possibility of adding a water feature, jacuzzi, or small pool. The covered terrace extends the outdoor living space.

On the upper floor, a magnificent landing leads to four spacious bedrooms, a small lounge, a dressing room, and renovated bathrooms. The attic is convertible, and the cellar provides ample storage space. A garage with an electric gate completes this property.

Privileged and Dynamic Living Environment

Located in a sought-after southern town, this house benefits from a central and quiet environment, with shops, schools, medical services, sports facilities, and cultural amenities all within walking distance. The proximity of the train station and airport (less than 15 minutes away) further enhances its appeal to both professionals and families.

This property, with its character and high potential, will attract a wide range of buyers. It is ideal for a family looking for a spacious living area, close to shops and schools, while enjoying the calm and central atmosphere of the neighborhood.

It will also appeal to a professional seeking to establish their office in a prestigious setting, offering generous spaces and excellent visibility, while being close to amenities and transport links.

Retirees or professionals will also appreciate this property, with its comfortable living spaces and proximity to essential daily infrastructures, all in a peaceful and pleasant environment.

This property represents an opportunity for an investor eager to add value to a property with great potential, particularly by redesigning the outdoor spaces or carrying out energy optimization works.

A Strong Potential to Exploit

The charm of this house is perfectly complemented by its development possibilities. While the house has already undergone quality renovations, it still offers considerable potential, both for interior layout (e.g., adding extra bedrooms or bathrooms) and for exterior development (e.g., adding a jacuzzi or pool in the garden).

Therefore, this property presents a rare opportunity that can meet the needs of a wide range of buyers, from families to professionals, while allowing you to personalize the space according to your preferences.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	331 m ²
Land area (m2) :	-	room number :	9	Bedrooms :	6
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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