



1 H FROM TOULOUSE, RENAISSANCE CHATEAU  
ENTIRELY RENOVATED ON 4H63 OF LAND WITH  
A LAKE. OPEN VIEWS.



IH FROM TOULOUSE,  
RENAISSANCE CHATEAU  
ENTIRELY RENOVATED  
ON 4H63 OF LAND WITH  
A LAKE. OPEN VIEWS.  
...



PROPERTY FACT FILE	
REFERENCE	97007AEA32H
PRICE	€ 1,575,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	510 m <sup>2</sup>
LAND	46000 m <sup>2</sup>
TOWN	Gimont
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Chateau of 370sqm total floor area with 4 bedrooms
- Independant house of 140 sqm with 3 bedrooms
- Character features, historical records
- Large swimming-pool, private lake
- Business potential/25 mn L'Isle-Jourdain

1H FROM TOULOUSE,  
RENAISSANCE CHATEAU  
ENTIRELY RENOVATED  
ON 4H63 OF LAND WITH  
A LAKE. OPEN VIEWS.

Ref : 97007AEA32H

Parts of this impressive Chateau dating back to the medieval period and were most predominantly used by the monks from the nearby Cistercian Abbaye de Planselve. With high ceilings and large windows to illuminate even on the gloomiest day, the property is a glowing representation of its impressive past. Made from the white stone,

## DESCRIPTIF

The Chateau was built in the typical white stone of the region, and was totally restored in 2007- 2008, with most of the original features salvaged or rebuilt.

On the ground floor the current main entrance opens into an impressive hallway. Original antique terracotta floors. To the right a dining room, which has a large monumental stone open fireplace. There are steps leading down to the fully modernised kitchen and utility rooms, Miele and Bosch appliances, including two dishwashers. A doorway opens out onto the terrace, a beautiful setting for outside dining as it faces west (into the sunset).

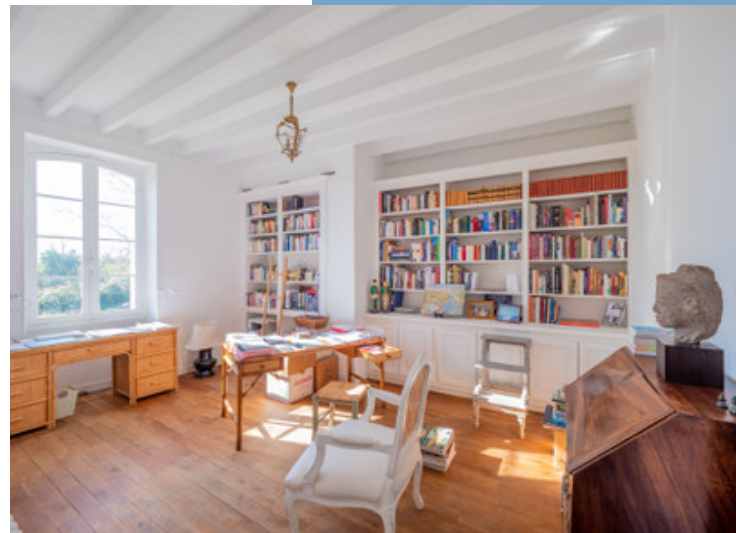
To the left, we enter a grand drawing room with renaissance stone archways and another open monumental fireplace. The large windows, high ceilings and a historic renaissance doorway are crowned by sandstone carvings.

At one end of the living room is an enfilade into the library with custom built bookshelves and a views across the gardens.

At the end of the hallway, there is large cloakroom that has a WC. Stone steps lead down to the kitchen, pantry and utility room, and there is also access to the terrace.

The main ornate staircase from the hall leads to the upstairs rooms although half way up there is a television room. The staircase opens onto an impressive long gallery, an ideal spot for displaying art as it has the wall space, and beautiful natural light.

The master bedroom is off the gallery, it has traditional wooden herringbone parquet, with large windows allowing the light



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/97007AEA32H>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

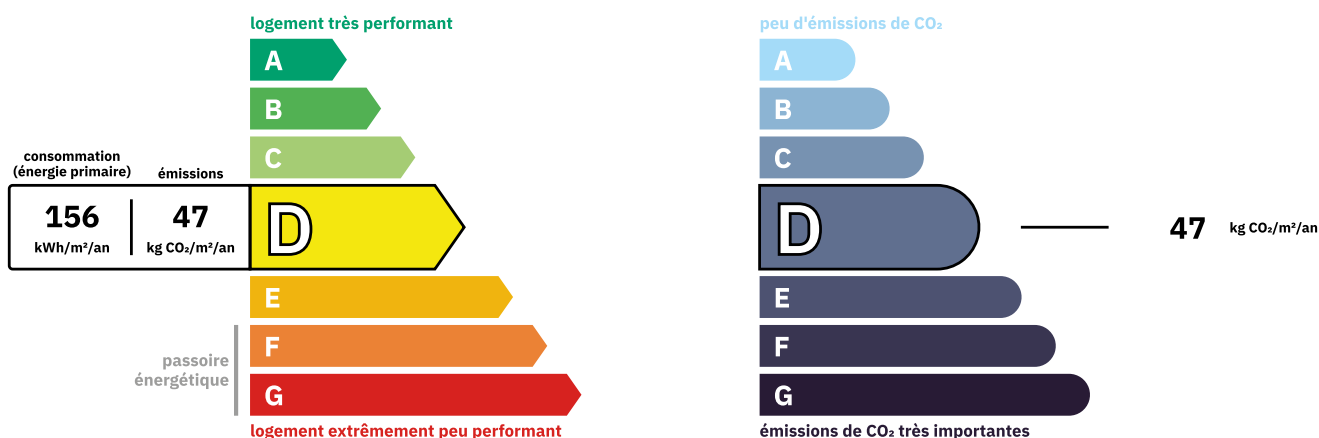


1 H FROM TOULOUSE,  
RENAISSANCE CHATEAU  
ENTIRELY RENOVATED ON  
4H63 OF LAND WITH A LAKE  
OPEN VIEWS.

Ref : 97007AEA32H

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 4520 € and 6190€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : 97007AEA32H  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)