



FOR SALE SOUTH OF TOULOUSE CHATEAU 436  
M2 ON 3 LEVELS, 3.5 HECTARES OF GROUNDS,  
SWIMMING POOL, OUTBUILDINGS WI



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## PROPERTY FACT FILE

REFERENCE	A31777AK31
PRICE	€ 940,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	3
ACCOMMODATION	436 m <sup>2</sup>
LAND	34124 m <sup>2</sup>
TOWN	Toulouse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



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- XVII century CASTLE of 436 m<sup>2</sup> on 3 levels
- Outbuilding of 400 m<sup>2</sup>, 19th century PIGEONNIER
- In the HAUTE GARONNE, 40 km from the CAPITOLE / TO
- Roof of the NEW outbuilding, castle in ARDOISE
- HAUTE GARONNE, OCCITANIA

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Live in the SOUTH of TOULOUSE in OCCITANIE in a CHATEAU de suite, it is habitable.

This beautiful 17th century building is set in 3.5 hectares of parkland with

## DESCRIPTIF

Rare Opportunity: Character Château 40 km South of Toulouse – Partially Renovated, Gîte, Outbuildings & Premium Features  
Located in the Occitanie region, Haute-Garonne department, just 40 km south of Toulouse's Capitole, this charming château set over three levels offers authenticity, spacious interiors, and excellent amenities. Two-thirds of the property have been tastefully renovated.

The Château – Approx. 450 m<sup>2</sup> of Living Space  
Ground Floor:

Cross-through entrance hall with a stone staircase

Renovated corridor with elegant fleur-de-lis tiling

Cozy 50 m<sup>2</sup> living room with open fireplace

20 m<sup>2</sup> fitted kitchen (range cooker, built-in cold storage, generous cabinetry)

20 m<sup>2</sup> dining room with access to the tower

Office or additional bedroom with marble fireplace

Large office/library (37 m<sup>2</sup>) opening onto a terrace

Guest WC and vaulted wine cellar

First Floor:

Second kitchen

Two large bedrooms with French doors opening to a vast balcony overlooking the park

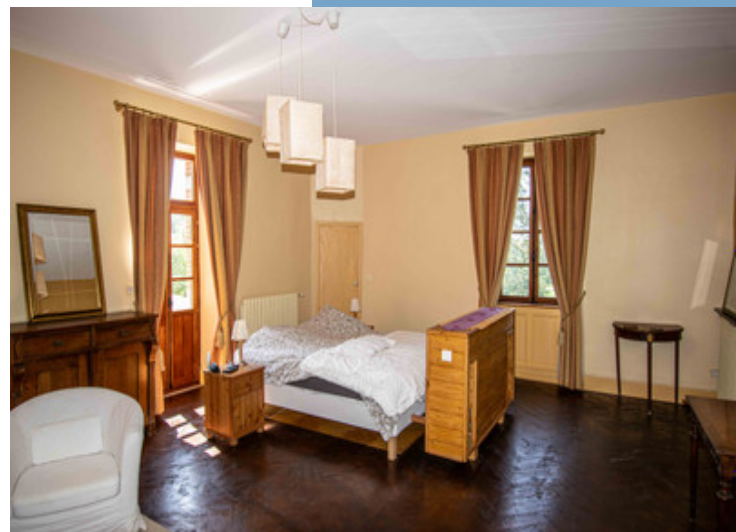
Dressing room

Stylish shower room with walk-in shower installed in the tower – very unique!

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31777AK31>

COMPLETE FILE AND PHOTO ON REQUEST



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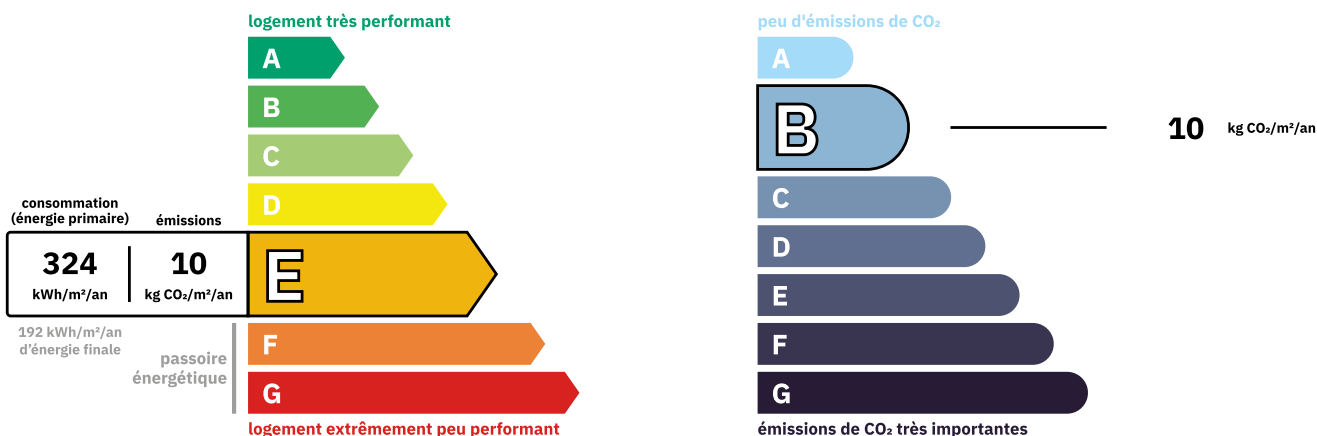


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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 7140 € and 9710€ 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.

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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

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FILE COMPLETE  
AND PHOTOS  
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