LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A31777AK31 |
| PRICE | € 780,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 11 |
| BATHROOM | 3 |
| ACCOMMODATION | 436 m² |
| LAND | 34124 m² |
| TOWN | Toulouse |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, Bed and Breakfast, Country House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- XVII century CASTLE of 436 m2 on 3 levels
- Outbuilding of 400 m2, 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

# DESCRIPTION

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 m² of Living Space
Ground Floor:

Cross-through entrance hall with a stone staircase

Renovated corridor with elegant fleur-de-lis tiling

Cozy 50 m² living room with open fireplace

20 m² fitted kitchen (range cooker, built-in cold storage, generous cabinetry)

20 m² dining room with access to the tower

Office or additional bedroom with marble fireplace

Large office/library (37 m²) 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

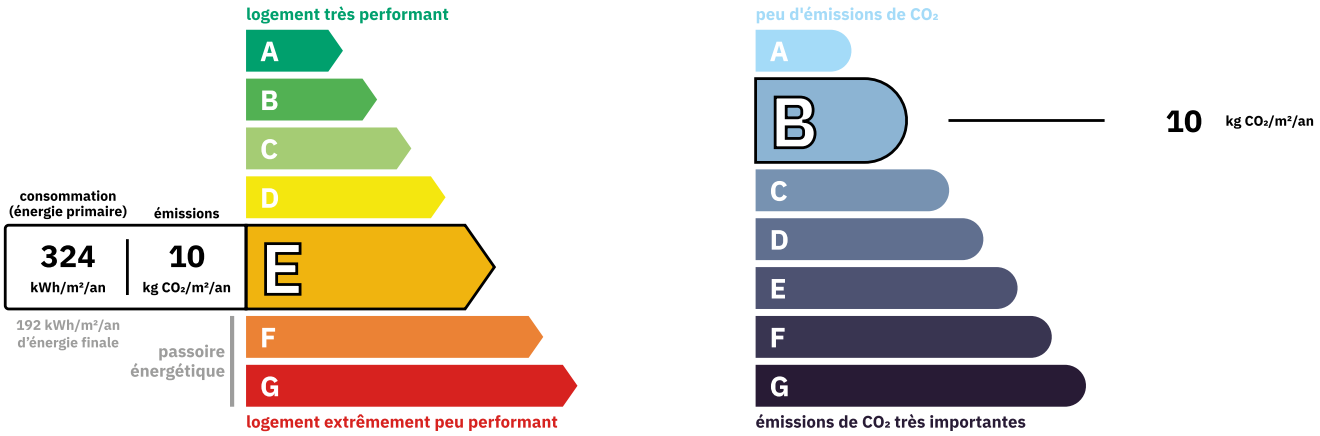
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




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 exchangerates. 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 :A31777AK31
FILE COMPLETE AND PHOTOS ON REQUEST

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