



EXCEPTIONAL CHÂTEAU NEAR TOULOUSE



PROPERTY FACT FILE	
REFERENCE	A34995LIS82
PRICE	€ 3,350,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	16
BATHROOM	0
ACCOMMODATION	2600 m²
LAND	100000 m²
TOWN	Grenade
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Gîtes, Gite Complex
CONDITION	Good condition
FEATURES	Swimming Pool, Lake, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



Majestic 19th-Century Château – Ideal for a High-End Project

DESCRIPTIF

Majestic 19th-Century Château – Ideal for a High-End Project

Exceptional Location

- Nestled in the heart of a 10-hectare estate
- 23 km from Toulouse International Airport
- 15 minutes from the future TGV high-speed train station

Estate Features

- 2,600 m² of living space
- 22 rooms – 16 bedrooms
- A unique commercial opportunity, ideal for:
 - Luxury hospitality
 - Events (seminars, weddings, receptions)
 - Exclusive accommodations

Outstanding Facilities for Your Projects

- 600 m² Orangerie
- Catering area (100 m²)
- Changing rooms and restrooms (50 m²)
- Seating capacity: up to 350 guests
- Professional kitchen and state-of-the-art equipment
- Parking for 170 vehicles

1,150 m² Accommodation Building

- A variety of housing options:
 - From T2 apartments
 - To a 240 m² villa
- Renovated and ready for immediate use

Leisure Spaces

- Swimming pool (17x7 m) with summer kitchen and large terrace
- Artificial lake
- Tennis court

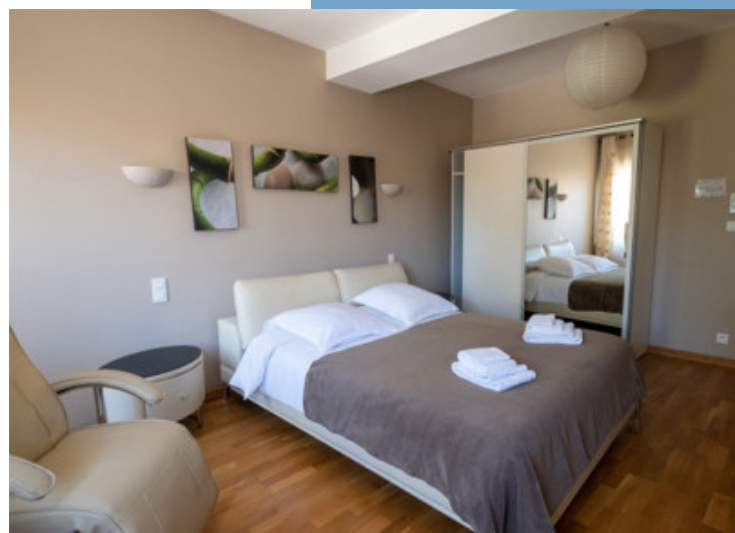
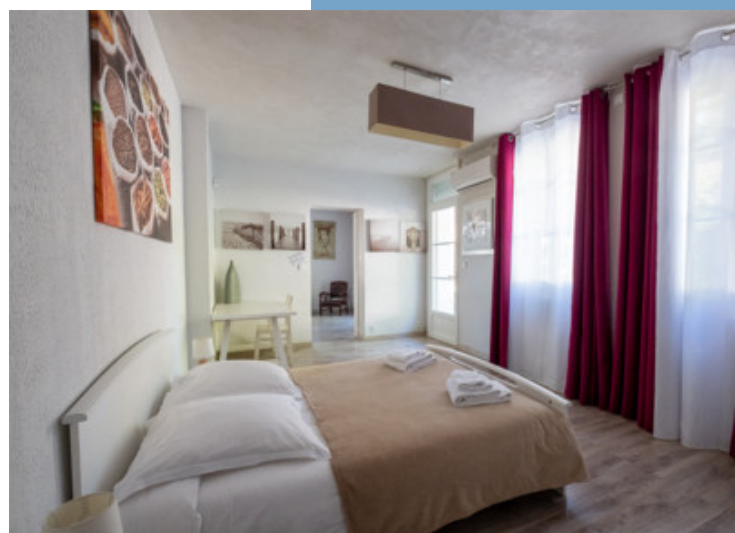
A Prestigious Heritage to Enhance

- Expansion Potential
- Additional constructions possible (permit approved)
- Hotel project opportunity: up to 2,000 m² of extra space

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34995LIS82>

COMPLETE FILE AND PHOTO ON REQUEST

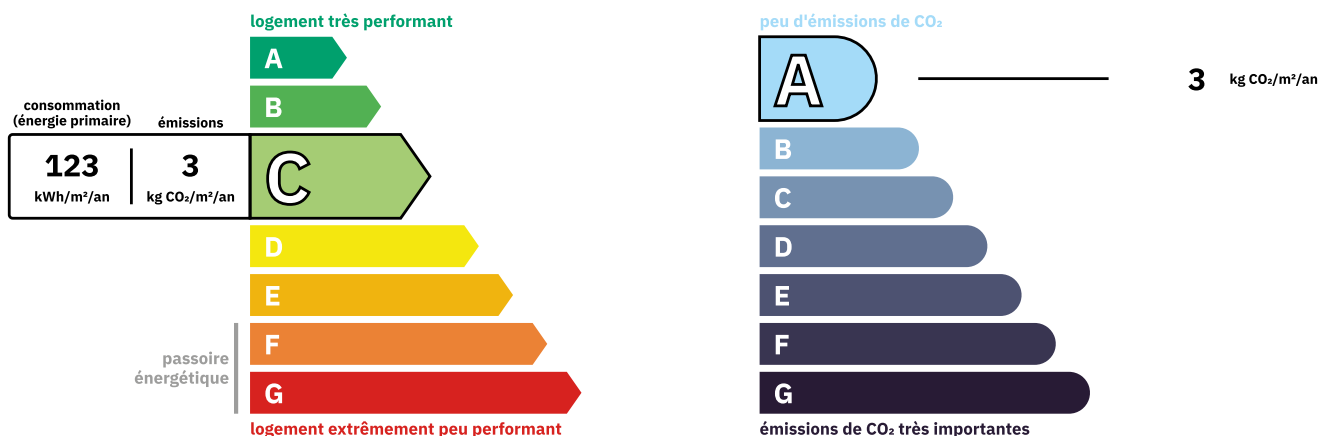


EXCEPTIONAL CHÂTEAU
NEAR TOULOUSE...

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

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between € and 0€ for 2021

NOTICE

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

I: 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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