



CHÂTEAU MAJESTUEUX AUX PORTES DE TOULOUSE – DOMAINE CLÉ EN MAIN POUR PROJET HAUT DE GAMME

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AUX PORTES DE
TOULOUSE – DOMAINE
CLÉ EN MAIN POUR
PROJET HAUT DE GAMME...



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>	





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Majestic 19th-century château set on 10 hectares, just 23 km from Toulouse Airport and 15 min from the future TGV station. Offers 2,600 m² of living space, 22 rooms and 16 bedrooms – ideal for luxury hospitality or event projects. Includes a 600 m² orangery, 100 m² catering area, 50 m² changing rooms, capacity for 350 guests, and

DESCRIPTIF

Set in the heart of a 10-hectare estate, just 23 km from Toulouse International Airport and 15 minutes from the future high-speed TGV station, this magnificent 19th-century château offers a rare combination of architectural grandeur, prime location, and commercial potential.

The château spans 2,600 m² of interior space, including 22 rooms and 16 bedrooms, making it ideal for a wide range of high-end ventures: luxury hospitality, prestigious events, private receptions, seminars, or an exclusive residence.

Exceptional Facilities for High-End Projects
600 m² orangery, perfect for weddings and receptions

Professional catering space (100 m²) with full kitchen

Changing rooms and restrooms (50 m²)

Capacity for up to 350 guests

Parking for 170 vehicles

A 1,150 m² renovated accommodation building includes several T2 apartments and a 240 m² villa, ready for immediate use. Additional amenities include a 17x7 m swimming pool with summer kitchen and terrace, a private lake, and a tennis court.

Heritage and Expansion Potential

The château's exterior and roof have already been fully renovated; the interiors are ready to be redesigned to suit your vision. Planning permission has been granted for up to 2,000 m² of additional construction, offering further development potential.

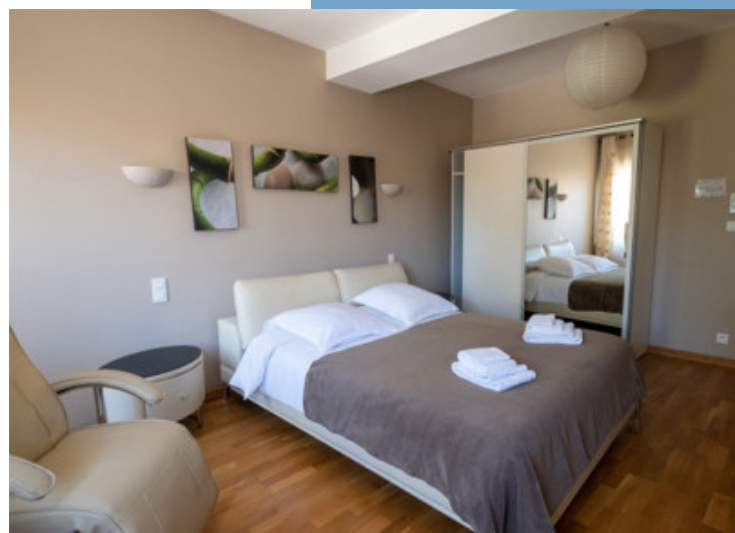
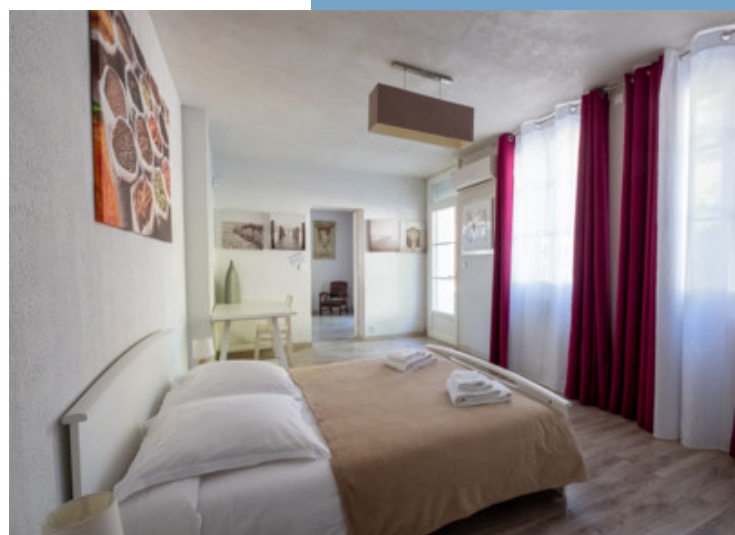
The sale includes the operating company and real estate assets, facilitating a smooth transition of ongoing business (weddings, seminars, etc.). Significant tax advantages are available.

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

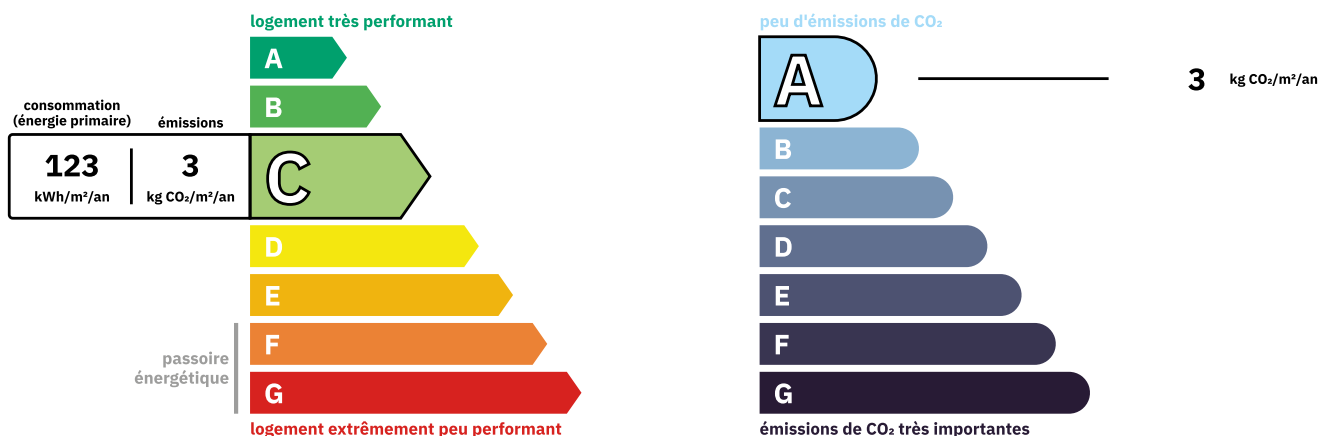
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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

NOTICE

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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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