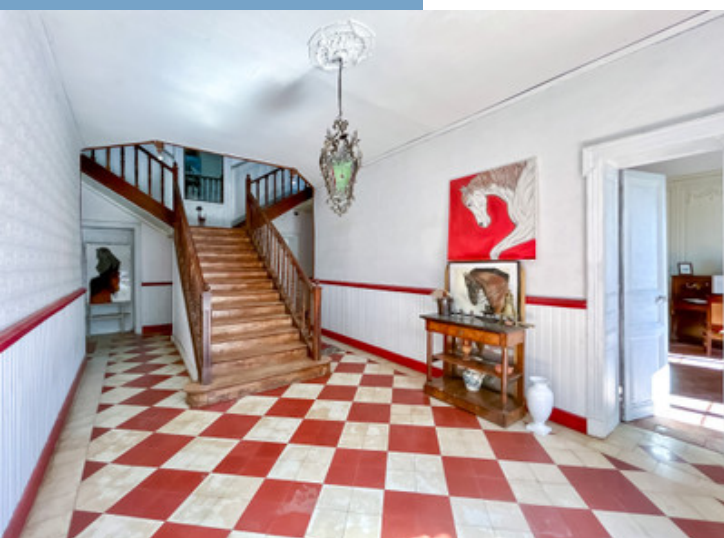




## 19TH CENTURY MASTER'S HOUSE AND EQUESTRIAN ESTATE



19TH CENTURY MASTER'S  
HOUSE AND EQUESTRIAN  
ESTATE...



PROPERTY FACT FILE	
REFERENCE	A35258LIS82
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	430 m <sup>2</sup>
LAND	30000 m <sup>2</sup>
TOWN	Grenade
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Maître
CONDITION	Habitable
FEATURES	Other Drainage, Lake, Garage
*Price based on current exchange rate which is subject to change	



In Tarn-et-Garonne, this 19th-century brick Maison de Maître offers 430 m<sup>2</sup> of living space on 3 hectares. It features 3 reception rooms (30–33 m<sup>2</sup>), a 38 m<sup>2</sup> modern kitchen, and 6 spacious bedrooms (17–30 m<sup>2</sup>), each with an en-suite. Renovated with quality updates: insulation, double glazing, reversible air conditioning, and compliant

## DESCRIPTIF

Imagine a life where rolling hills, golden fields, and woodland trails are your daily backdrop. Nestled in the heart of the Tarn-et-Garonne, this exquisite 19th-century Maison de Maître built from warm Toulouse brick offers a rare blend of grandeur, tranquillity, and opportunity.

Set on 3 hectares of land, the home offers 430 m<sup>2</sup> of refined living space. Three elegant reception rooms (30, 32, and 33 m<sup>2</sup>) open onto a sun-drenched terrace, perfect for al fresco dining. The 38 m<sup>2</sup> modern kitchen and pantry make entertaining easy and elegant.

With six spacious bedrooms, each with its own private bathroom (17 to 30 m<sup>2</sup>), this residence is perfect for large families or a luxury guesthouse project.

Recent upgrades include new insulation, double-glazed windows, reversible air conditioning, and a conforming septic system—modern comfort with historic soul.

Beyond the main house, the potential is remarkable:

120 m<sup>2</sup> outbuilding to convert

A charming old wine cellar to restore

Equestrian facilities already in place: a 40 x 20 m arena (extendable), ten boxes (six with façades), a clubhouse to finish, seven irrigated paddocks, and two water wells.

Located just 30 minutes from Montauban and 45 minutes from Toulouse and its international airport, this property offers the perfect blend of seclusion and accessibility.

Whether as a family estate, equestrian centre, or refined rural escape, this is a place where nature, heritage, and freedom meet—an invitation to write a new chapter.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35258LIS82>

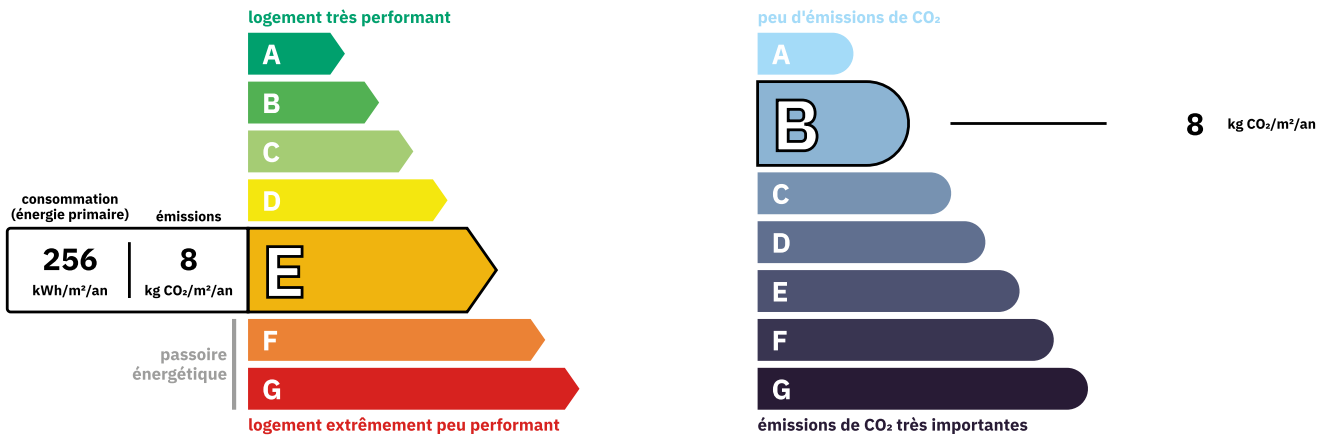
COMPLETE FILE AND PHOTO ON REQUEST





Ref : A35258LIS82

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 6550 € and 8910€ for

## 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.

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 : A35258LIS82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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