



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



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ESTATE...



PROPERTY FACT FILE	
REFERENCE	A35258LIS82
PRICE	€ 750,000 £ 0* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



19th-century master's house, 430 m<sup>2</sup>, 6 bedrooms, 3-hectare land, equestrian facilities, close to Toulouse.

## DESCRIPTIF

- Ideal Location - Tam-et-Garonne (82)

Located in the heart of Tam-et-Garonne, this magnificent property benefits from an exceptional natural setting, perfect for those seeking peace and nature.

- Why choose this region?

Verdant landscapes between hills, forests, rivers, and fields

Outdoor activities: hiking, cycling, fishing

Rich historical heritage with castles, bastides, and notable sites

Close proximity to Montauban (30 mins) and Toulouse (45 mins) with its international airport

A paradise for wine lovers with renowned vineyards

A 19th Century Toulouse Brick Master's House

- Elegance, Space, and Land

430 m<sup>2</sup> of living space

3 hectares of land

- Living Areas

Three spacious living rooms opening onto a terrace (30-32 et 33 m<sup>2</sup>)

Modern kitchen and practical pantry for your receptions

Bedrooms

Six bedrooms with en-suite bathrooms, perfect for a large family or tourist rentals (17-25-27-27 et 30 m<sup>2</sup>)

- Recent Renovations

Wall and roof insulation

PVC double-glazed windows

Reversible air conditioning

Compliant septic tank

More Online :

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

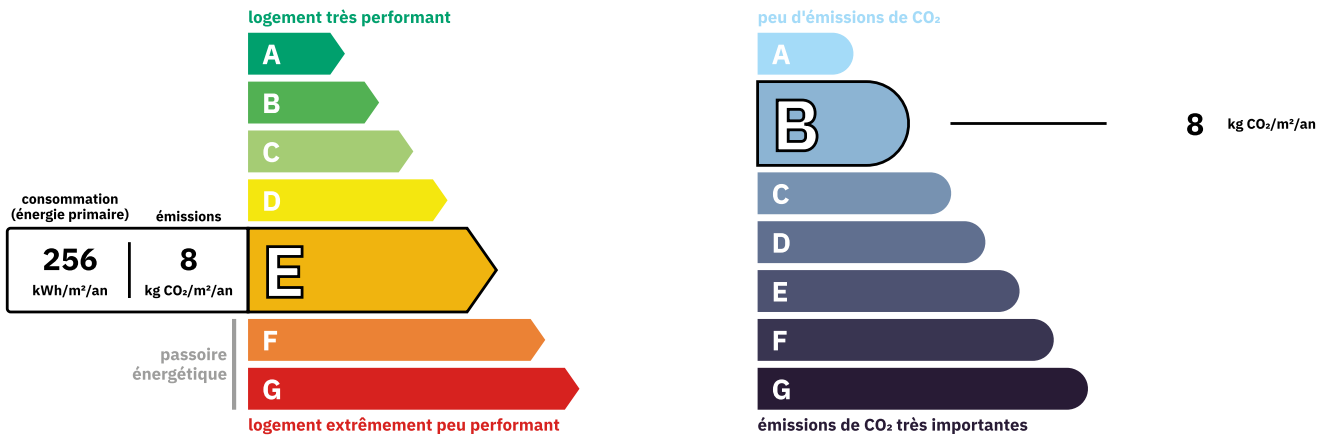
COMPLETE FILE AND PHOTO ON REQUEST





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## ENERGIE-DPE



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

## 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  
ON REQUEST

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