



FORMER 1789 COACHING INN, 460 M²,
SWIMMING POOL, POOL HOUSE, SHEEPFOLD,
GARAGE, CARPORT. 5.7 HECTARES OF LAND.

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PROPERTY FACT FILE

REFERENCE	A40014AK31
PRICE	€ 1,248,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	460 m ²
LAND	57312 m ²
TOWN	Cazères
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- In a peaceful setting in the Volvestre.
- Authentic 1789 Coaching Inn, Napoleonic era.
- Overlooking the entire estate,
- Potential for use as a bed and breakfast
- Completely renovated in 2018/2019

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For Sale – Authentic 1789 Coaching Inn, Napoleonic Era

Located in the charming Volvestre area, near Cazères, this remarkable historic residence overlooks a superb rolling landscape of hills, valleys, woods, and rivers.

DESCRIPTION

Spacious 460 m² Family Home – Fully Renovated, New Kitchen 2025

Set in a peaceful environment, this stunning 460 m² residence, completely renovated in 2018/2019, combines modern comfort with timeless charm. The custom-made 42 m² kitchen, installed in June 2025, features top-of-the-line appliances and a lovely dining area.

Ground floor:

A vast 62 m² living room with fireplace

Dining room and lounge area with fireplace

Cozy sitting room

Office

Separate guest WC

First floor:

Central corridor leading to 6 bedrooms over 20 m² each

5 bathrooms with WC

Features & Comfort:

Fully renovated interior with travertine floors

Double or triple glazing throughout

Roof renovated 20 years ago

Heating via air-to-water heat pump – energy costs approximately €2,500/year

12 photovoltaic panels installed in 2021

LINKY smart meter

Exterior & Outbuildings:

11 x 5 m swimming pool with cover and new liner (10-year warranty)

Pool house with studio, equipped kitchen, shower, WC, and fireplace

Renovated sheepfold (concrete floor and new roof)

Large garage for tools and equipment, plus a carport for 3 cars

5.7-hectare park with fruit trees and other plantings

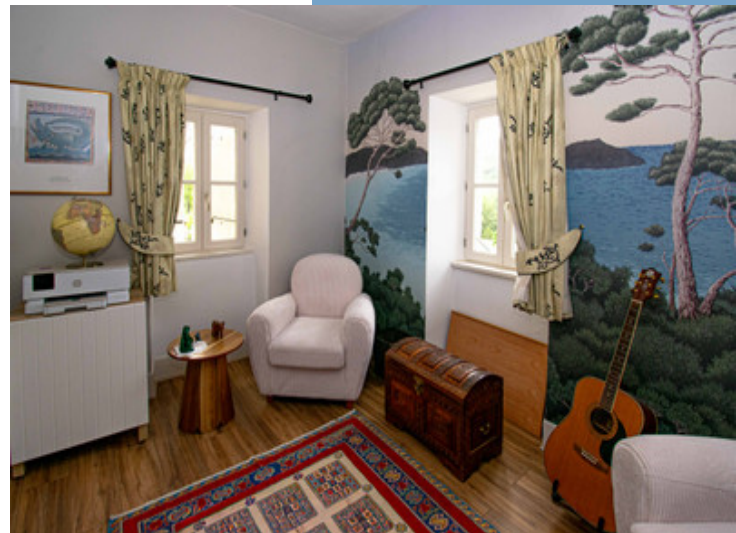
A true haven of peace, surrounded by nature, offering serenity, privacy, and an exceptional quality of life.

Accessibility:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40014AK31>

COMPLETE FILE AND PHOTO ON REQUEST

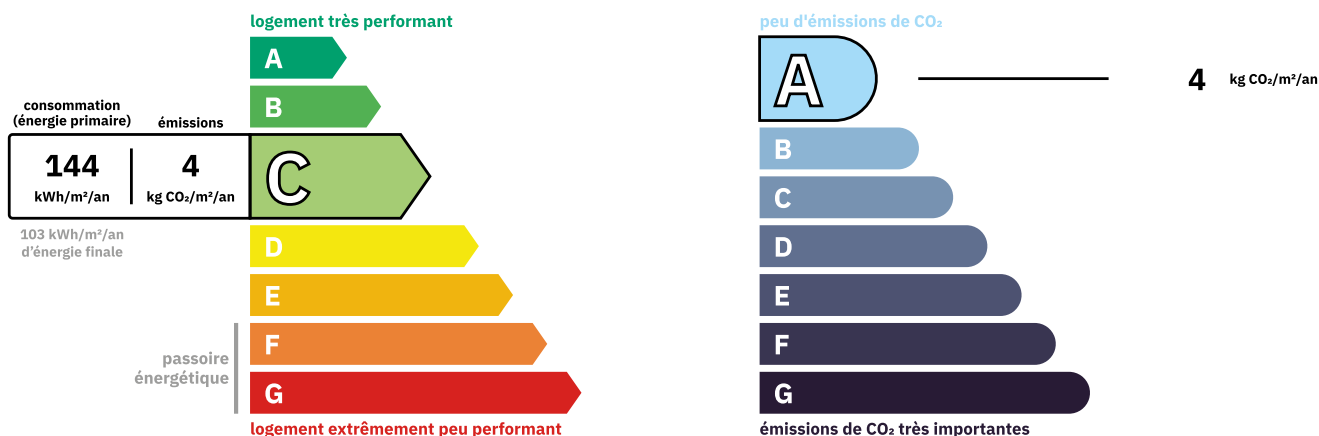


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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 3670 € and 5030€ for 2023

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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