

Renovated 18th century petit château with tower. B&B potential



INFORMATION

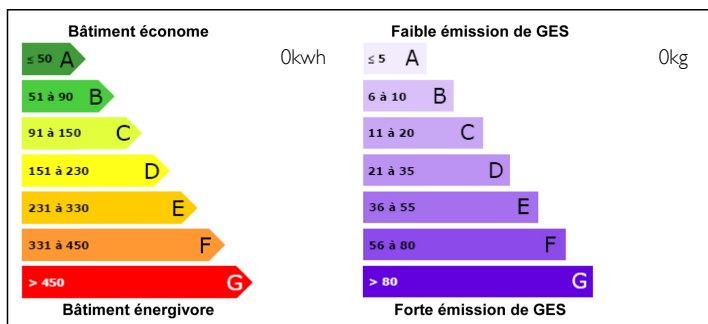
Town:	ST ELIX LE CHATEAU
Department:	Haute Garonne
Bed:	4
Bath:	2
Floor:	468 m2
Plot Size:	12500 m2



IN BRIEF

Lots of charm, character and POTENTIAL Only 40km south of Toulouse, in a quiet and landscaped environment An elegant 18th century mansion in the middle of an atypical estate, in perfect state of restoration with modern comfort and full of possibilities of use. Consisting of TWO houses - a main house with a tower and a guest house, with a beautiful swimming pool, an outbuilding converted into offices and a garage with a tower. All the buildings are made of stone and the grounds include century-old trees. Only 1.5km from a charming town with all shops and schools and quick access to the motorway - to Toulouse and the Pyrenees, with very close access to the Garonne and many cycle paths and hiking trails.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **2672 EUR**

NOTES

DESCRIPTION

Main house - 215 m2 with a tower

Ground floor:

A large room with fireplace, opening onto the garden with direct access to the modern equipped kitchen with independent exit to the courtyard, to a bedroom with a fireplace, to a study and to a small living room with a fireplace, a dining room with a fireplace, a service corridor - access to the separate toilets with wash-hand basin, large bathroom with central bath and Italian shower and double basins and a cellar.

First floor of the tower: a large bedroom with parquet floor and fireplace.

Second Floor of the tower: a third bedroom with parquet floor.

The whole house is equipped with oil heating and simple glazing.

The roof with flexo-tiles, revised every year.

Guest house of 130 m2:

Ground floor: a very warm lounge with a monumental fireplace and floor tiles,

A fully equipped and equipped kitchen,

A bathroom with shower and toilet,

A large bedroom,

A clearance/office / entrance to the floor.

Floor: large dormitory and shower room under construction.

This second house is heated with a heat pump and has double glazing.

Roof with flexo-tiles revised every year.

Outbuilding converted into 123m2 offices:

Ground floor: 2 offices, 1 with cupboard,

a bathroom with shower

of the toilets

Floor: large trays arranged in a workspace with sliding cupboards.

Garage of 37m2 on the ground with a tower:

The property and its park are surrounded by water