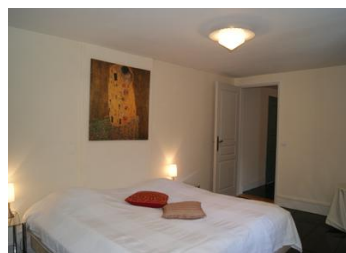


Magnificent atypical mansion with his castle tower and an adjoining caretaker's house. This property offers multiple investment opportunities that allow you to generate incomes.



INFORMATION

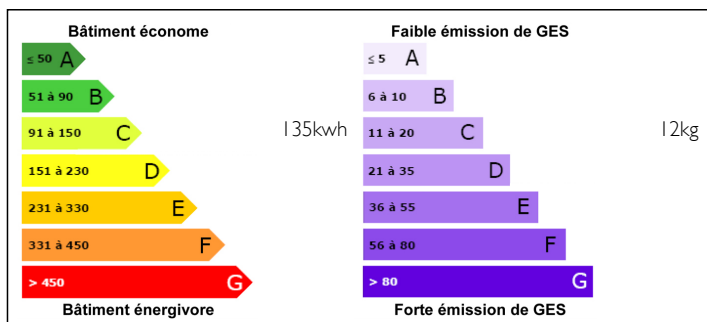
Town:	PUYLAURENS
Department:	Tarn
Bed:	11
Bath:	6
Floor:	600 m2
Plot Size:	53693 m2



IN BRIEF

This residence could be the ideal place to set up a reception room, a guest house or even a wellness center (Spa, Hammam, Jacuzzi...). The geographical location, between town and forest, allows you to be close to all amenities and enjoy the calm of the countryside surrounded by greenery. We offer you the sale of this magnificent property with all the projects that may result from it."

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.



DESCRIPTION

The manor house offers about 500m² living space on three levels

Ground floor

courtyard 200m²

entrance hall 21 m² with cloakroom and WC

reception room 18m²

lounge 39m² with fireplace and wooden cupboards

dining room 30m² with fireplace

kitchen Poggenpohl cherrywood massif 27 m² with fire place opens to a terrace with overlooking the pool and park.

Beautiful stone staircase leads to the

First floor 150m²

Hall 35m², WC,

bedroom 1 38m² with en-suite bathroom

bedroom 2 15m² with fireplace

bedroom 3 21m² with fireplace

bedroom 4 20m² with ensuite bathroom

used as family bathroom as this bathroom opens as well to the hall.

dressing

original oak parquet

Wooden staircase leads to the

Second Floor:

Hall 24m²,

bedroom 5 32m² with en suite bathroom

bedroom 6 43m² with lounge and en suite bathroom

bedroom 7 51m² with lounge and bathroom

Caretakers house 108m²

ground floor kitchen, lounge 2 bedrooms

first floor has the same size is being used for storage

Outbuildings

Lovely stone tower 100m² two levels and stunning roof terrace 40m² completely new renovated

Swimming pool 12x6m heated by solar panels

200m² barns, all barns newly roofed

Carport for 3 cars

Beautiful park with bicentenary trees.

Near to all amenities between Toulouse and Castres

NOTES