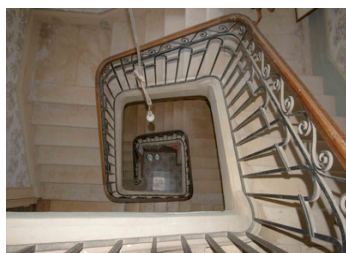
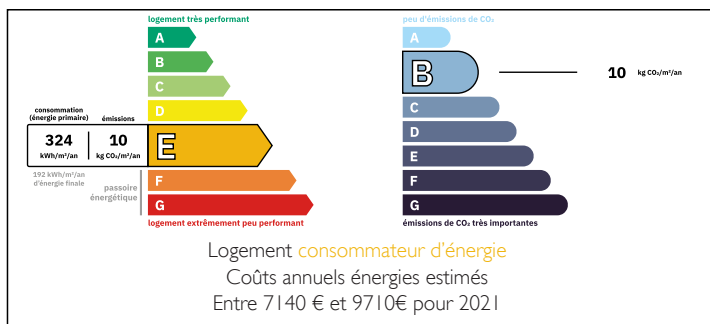


FOR SALE SOUTH OF TOULOUSE Chateau 436 m² on 3 levels, 3.5 hectares of grounds, swimming pool, outbuildings wi



ENERGY - DPE



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	11
Bath:	3
Floor:	436 m ²
Plot Size:	34124 m ²

IN BRIEF

Live in the **SOUTH** of **TOULOUSE** in **OCCITANIE** in a **CHATEAU** de suite, it is habitable.

This beautiful 17th century building is set in 3.5 hectares of parkland with

- A magnificent entrance, opposite: the **CASTLE**. A slate roof and 4 towers.

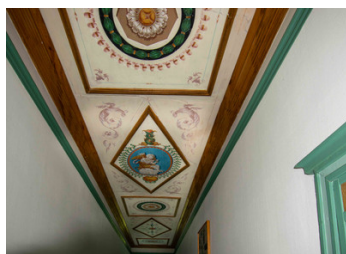
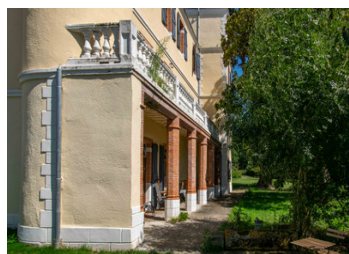
Hundred-year-old trees in the grounds.

In the long outbuildings before the chateau is a raised building, which corresponds to a **PIGEONNIER-TOUR**, early 19th century. Its distinctive feature is a front wall with a semi-circular pediment underlined by a brick cornice.

The ceiling of one of the chateau's lounges is decorated with fine paintings whose motifs are reminiscent of the **DIRECTOIRE**-style decorative panels in the **BEAUHARNAIS** and **BOURRIENNE** hotels in Paris. The composition is thought to be the

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: 2250 EUR

NOTES

DESCRIPTION

Rare Opportunity: Character Château 40 km South of Toulouse – Partially Renovated, Gîte, Outbuildings & Premium Features

Located in the Occitanie region, Haute-Garonne department, just 40 km south of Toulouse's Capitole, this charming château set over three levels offers authenticity, spacious interiors, and excellent amenities. Two-thirds of the property have been tastefully renovated.

The Château – Approx. 450 m² of Living Space
Ground Floor:

Cross-through entrance hall with a stone staircase

Renovated corridor with elegant fleur-de-lis tiling

Cozy 50 m² living room with open fireplace

20 m² fitted kitchen (range cooker, built-in cold storage, generous cabinetry)

20 m² dining room with access to the tower

Office or additional bedroom with marble fireplace

Large office/library (37 m²) opening onto a terrace

Guest WC and vaulted wine cellar

First Floor:

Second kitchen

Two large bedrooms with French doors opening to a vast balcony overlooking the park

Dressing room

Stylish shower room with walk-in shower installed in the tower – very unique!

Separate WC