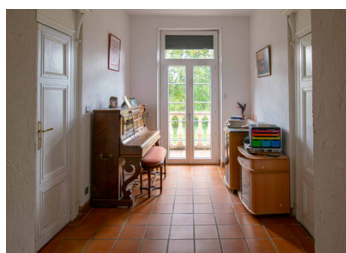


19th-CENTURY MANSION restored, 338 m of living space on a 4,100 m plot, garage, and a 200 m outbuilding.



INFORMATION

Town:	Lagardelle-sur-Lèze
Department:	Haute-Garonne
Bed:	5
Bath:	3
Floor:	338 m2
Plot Size:	4100 m2



IN BRIEF

For Sale: 19th-Century Manor House 30 km from Toulouse – 338 m² of Living Space with Park and Outbuildings

Just 30 km from Toulouse, this 338 m² manor house, set on a 4,100 m² wooded plot, will charm you with its timeless elegance and spacious interiors. Fully renovated (roof, insulation, façade, double glazing, thermally insulated shutters), it offers both comfort and sophistication in a serene, countryside setting.

Main Features

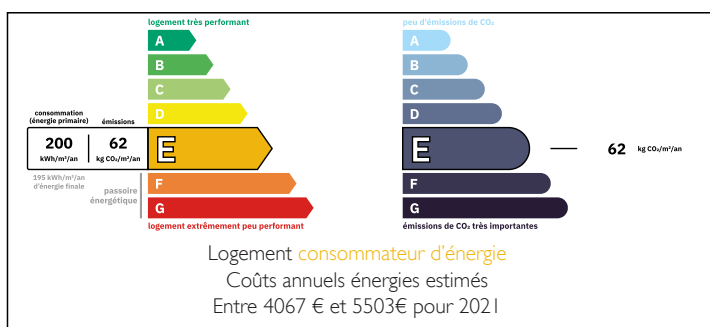
Ground Floor

18 m² entrance hall

Bright 52 m² living/dining room with a mezzanine (17 m² office/reading nook), opening onto a 32 m² terrace

Spacious 36 m² kitchen with a fireplace, complemented by a 4 m² pantry

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: 231 EUR

NOTES

DESCRIPTION

A 38 m² Renovated Room, Ideal for an Additional Bedroom or Office, with an Adjoining 7 m² Dressing Room

Additional Spaces

A convertible attic, offering even more potential for your projects.

Highlights

This authentic residence, surrounded by its lush park, provides an ideal living environment—whether as a primary or secondary residence, or for a bed and breakfast project.

Don't miss this rare opportunity near Toulouse!

121 m² of outbuildings

Landscaped park with a dovecote

Automatic irrigation system

This 19th-century home, full of charm and authenticity, offers numerous possibilities—perfect for a bed and breakfast project or a spacious family home.

Let yourself be captivated by its bucolic setting and unique potential.

A Charming Village in the Occitanie Region

Located in the Haute-Garonne department (31), this picturesque village is about 25 kilometers south of Toulouse. It offers a peaceful rural setting while remaining close to the vibrant city life of Toulouse.

Lifestyle

Scenery: Nestled in a green environment, the village is surrounded by rolling hills and the Lèze Valley, a tributary of the Ariège River.

Atmosphere: A pleasant village with a relaxed pace of life, perfect for families or those seeking a peaceful retreat.

Climate: The area enjoys an oceanic climate with Mediterranean influences, ensuring mild winters and warm summers.

Accessibility