

Elegant Toulouse manor house of 329 m , set on a 4,120 m enclosed plot.

EXCLUSIVE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Lavernose-Lacasse |
| Department: | Haute-Garonne     |
| Bed:        | 7                 |
| Bath:       | 4                 |
| Floor:      | 329 m2            |
| Plot Size:  | 4120 m2           |

## IN BRIEF

Elegant Toulouse Manor House – 329 m<sup>2</sup> – 4,120 m<sup>2</sup> Park

Set in the heart of a privileged environment in the South-West of France, this superb Toulouse manor house of approximately 329 m<sup>2</sup> of living space combines character, generous volumes and elegance. Behind its typical Toulouse brick façade, this charming property offers high-quality features and a warm atmosphere, ideal as a family residence or hospitality project.

Interiors

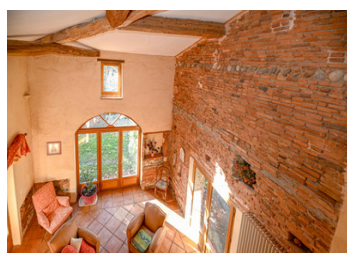
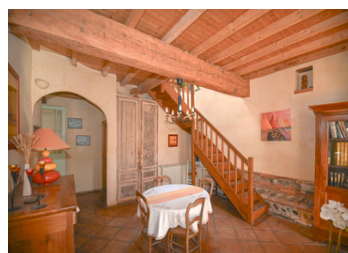
From the moment you enter, you will be captivated by:

generous living spaces

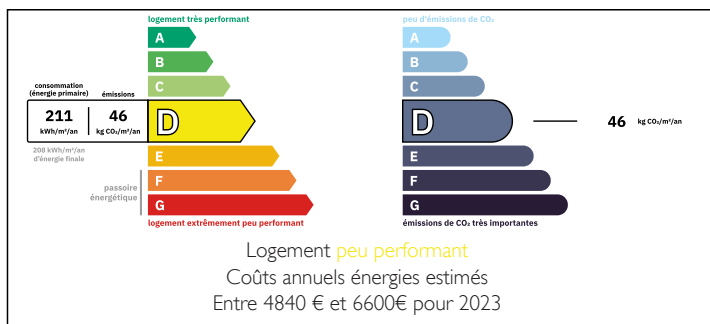
high ceilings

original character features (fireplaces, wooden floors, mouldings)

The living areas offer brightness and comfort, with a harmonious layout between reception rooms and sleeping areas.

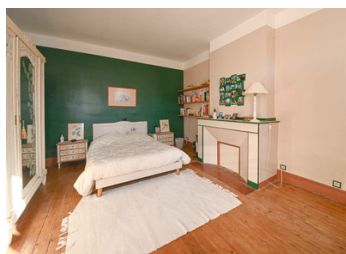
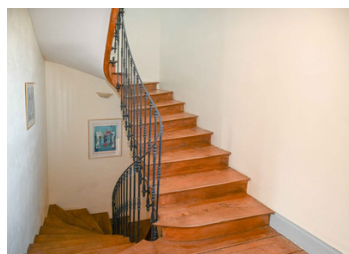
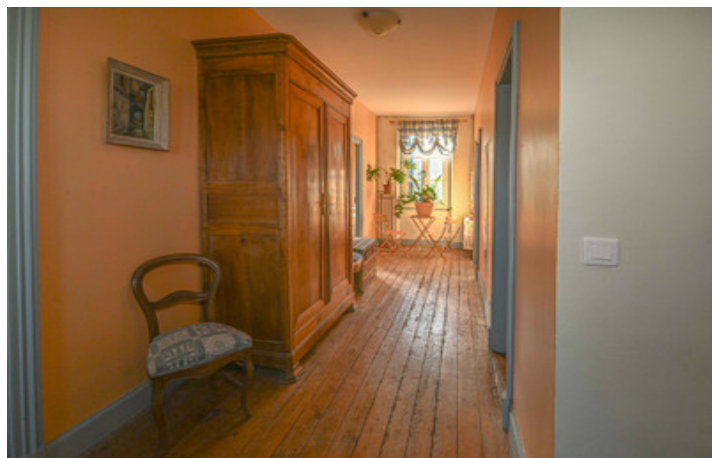


## ENERGY - DPE



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

Character Property with Generous Volumes and Outbuildings

This charming property is arranged as follows:

Ground floor

Through entrance hall

Office (18 m<sup>2</sup>) with built-in storage

Shower room

Fully fitted kitchen with dining area (32 m<sup>2</sup>)

Spacious living / dining room (40 m<sup>2</sup>)

Utility room (9 m<sup>2</sup>)

First floor

3 bedrooms ranging from 12 m<sup>2</sup> to 21 m<sup>2</sup>

Mezzanine (19 m<sup>2</sup>)

2 bathrooms with toilets

Second floor

3 bedrooms ranging from 14 m<sup>2</sup> to 23 m<sup>2</sup>

1 shower room with toilet

Features & equipment

Gas central heating

Roof refurbished in September 2025

Fully functional fireplaces (including one recently serviced in the kitchen area)

Electric gate

Outbuildings & grounds

Two outbuildings of 86 m<sup>2</sup> and 66 m<sup>2</sup>

Storage building of 51 m<sup>2</sup>

Swimming pool 4 x 8 m, with shallow area for children (1 m) and deep end (2.5 m)

Key features

Generous living space

Multiple bedrooms

Extensive outbuildings

Swimming pool

Character and charm

A rare property combining elegance, space and quality of life – not to be missed.

## LOCAL TAXES

Taxe foncière: 1300 EUR

## NOTES