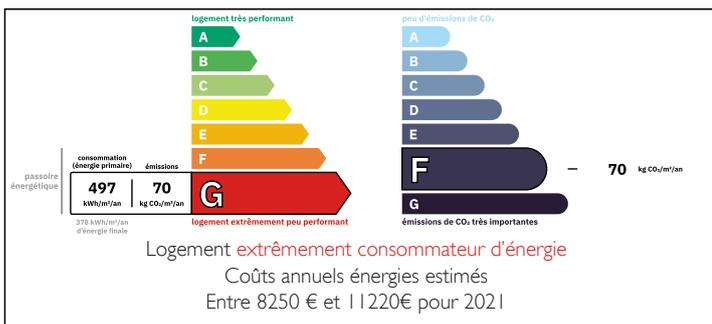


Picturesque 18th century chateau with orangery and pavilion in 8418 m2 of parkland. Near skiing and Spain.



## ENERGY - DPE



## INFORMATION

Town:	Marignac
Department:	Haute-Garonne
Bed:	10
Bath:	4
Floor:	480 m <sup>2</sup>
Plot Size:	8418 m <sup>2</sup>

## IN BRIEF

This fairy-tale chateau is on the edge of a small village and has its own orangery and pavilion. With 10 bedrooms and the possibility of more, the property would make an ideal hotel, B&B with gîte, yoga retreat, a family home or a perfect property to buy and share with friends and family to enjoy the range of activities, flora and fauna in this stunning region.

The pavilion is completely renovated, the chateau partially renovated, and the owner is currently working in the orangery.

## SKI INFORMATION

- 23-minute drive to Superbagnères Ski Resort (20 km)
- 24-minute drive to Le Mourti's Ski Resort (17 km)
- 47-minute drive to Peyragudes Ski Resort (36 km)
- 360-degree views of the surrounding mountains

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 property has views of the surrounding mountains and consists of 3 buildings:

### CHATEAU

As you enter the iron gates into the grounds the 18th century chateau stands proudly in front of you. The owner has retained many original features and the character of the property with:

- Wall panelling
- Oak parquet flooring
- Original wall decorations
- Marble fireplaces
- Original doors and shutters
- Egyptian-style ceilings.

There is large basement area, 3 floors and a spacious attic:

### BASEMENT (78 m<sup>2</sup>)

There are four large storage rooms and a boiler room on this level. Previously the basement was the staff living area and kitchen.

### GROUND FLOOR

This level has

- 2 lounges (9.24 and 25.64 m<sup>2</sup>)
- Dining room (23.91 m<sup>2</sup>) which is bright and spacious
- Kitchen (20.19 m<sup>2</sup>) that leads out on to the 23 m<sup>2</sup> terrace with an original glass roof
- Entrance hall (14 m<sup>2</sup>)
- Office (7.26 m<sup>2</sup>)
- A storage room (2.67 m<sup>2</sup>)
- WC

Doors open into the covered terrasse (conservatory) with original glass measuring 23 m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière:	2500 EUR
Taxe habitation:	EUR

## NOTES