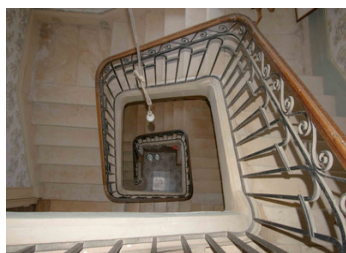
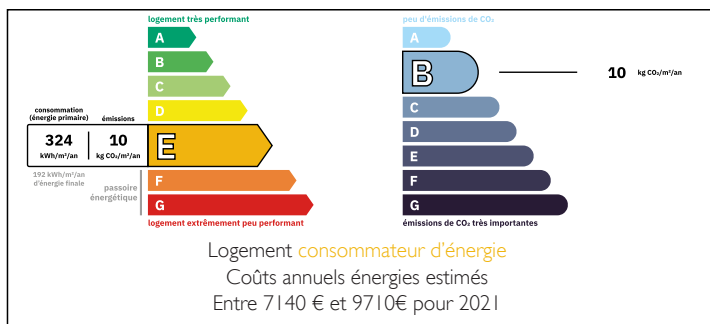


FOR SALE SOUTH OF TOULOUSE Chateau 436 m2 on 3 levels, 3.5 hectares of grounds, swimming pool, outbuildings wi



## ENERGY - DPE



## INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	11
Bath:	3
Floor:	436 m2
Plot Size:	34124 m2

## 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.

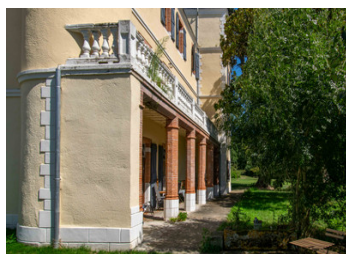
Hundred-year-old trees in the grounds.

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 château'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

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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
Taxe habitation:	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 m<sup>2</sup> of Living Space  
Ground Floor:

Cross-through entrance hall with a stone staircase

Renovated corridor with elegant fleur-de-lis tiling

Cozy 50 m<sup>2</sup> living room with open fireplace

20 m<sup>2</sup> fitted kitchen (range cooker, built-in cold storage, generous cabinetry)

20 m<sup>2</sup> dining room with access to the tower

Office or additional bedroom with marble fireplace

Large office/library (37 m<sup>2</sup>) 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