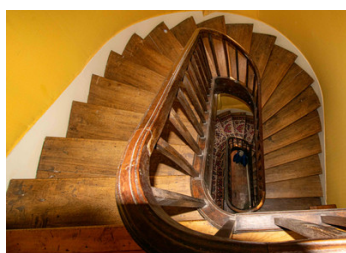


Master's House of 250 m Living Space on a 2.200-Hectare Park with Caretaker's Residence and Pool



INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	28200 m2

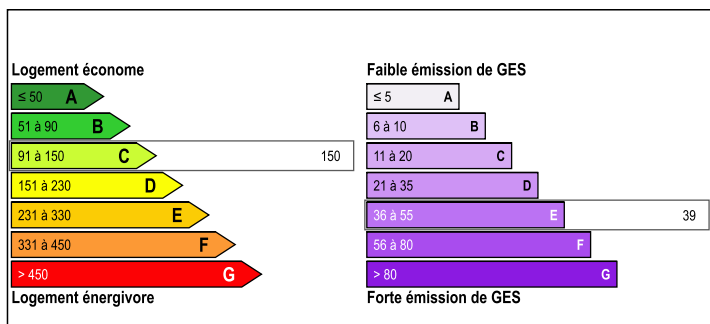


IN BRIEF

A second 300 m² outbuilding completes the property. It offers great potential for conversion, with the possibility of renovation into several flats or a new build. A planning permission certificate (CU) has been obtained, allowing the property to be extended by one storey to provide up to 600 m² of living space.

This outbuilding can be purchased together with the main house, for a total price of €1,260,000. Fees payable by the vendor.

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 habitation: EUR

NOTES

DESCRIPTION

A Village in the Heart of Occitanie

This Master's House is situated in a charming village in Occitanie, a region renowned for its rich cultural heritage, diverse landscapes, and mild climate. The village itself offers a peaceful atmosphere, with narrow streets, stone houses, and a historic church.

This beautiful residence is located just 25 km from the center of Toulouse:

Blagnac Airport, Toulouse: 25 km

Toulouse Matabiau Train Station: 23 km

Scenic Landscapes: Hills, forests, vineyards... the surrounding nature is perfect for hiking and cycling enthusiasts.

Rich Heritage: Numerous picturesque villages, medieval castles, and abbeys reflect the region's history.

Outdoor Activities: In addition to hiking and cycling, you can enjoy swimming, fishing, and canoeing.

For Sale: Exceptional Toulouse Brick Manor with Two Towers and Prestigious Park

Discover this unique property that combines authentic charm and modern comfort, nestled in a peaceful setting. With its spacious living areas, multiple outbuildings, and landscaped park, this estate is perfect for those seeking elegance and space.

Ground Floor:

A grand entrance with a period oak door leading to a central hallway.

Right Wing: Dining room adjoining a fully equipped kitchen, opening onto a charming veranda and an 80 m² terrace.

Left Wing: A 55 m² living room with a stunning fireplace and a study with direct garden access.

First Floor: