

## 19th Century Master's House and Equestrian Estate



## INFORMATION

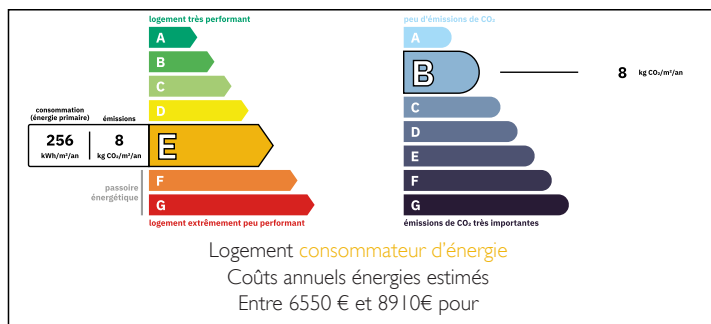
Town:	Grenade
Department:	Haute-Garonne
Bed:	6
Bath:	5
Floor:	430 m2
Plot Size:	30000 m2

## IN BRIEF

In Tam-et-Garonne, this 19th-century brick Maison de Maître offers 430 m<sup>2</sup> of living space on 3 hectares. It features 3 reception rooms (30–33 m<sup>2</sup>), a 38 m<sup>2</sup> modern kitchen, and 6 spacious bedrooms (17–30 m<sup>2</sup>), each with an en-suite. Renovated with quality updates: insulation, double glazing, reversible air conditioning, and compliant septic system. Includes a 120 m<sup>2</sup> outbuilding, old wine cellar to renovate, and full equestrian facilities: 40x20 m arena (expandable), 10 boxes, clubhouse, 7 paddocks with water access, and 2 wells. 30 min to Montauban, 45 min to Toulouse airport.



## 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:** 2334 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Imagine a life where rolling hills, golden fields, and woodland trails are your daily backdrop. Nestled in the heart of the Tarn-et-Garonne, this exquisite 19th-century Maison de Maître built from warm Toulouse brick offers a rare blend of grandeur, tranquility, and opportunity.

Set on 3 hectares of land, the home offers 430 m<sup>2</sup> of refined living space. Three elegant reception rooms (30, 32, and 33 m<sup>2</sup>) open onto a sun-drenched terrace, perfect for al fresco dining. The 38 m<sup>2</sup> modern kitchen and pantry make entertaining easy and elegant.

With six spacious bedrooms, each with its own private bathroom (17 to 30 m<sup>2</sup>), this residence is perfect for large families or a luxury guesthouse project.

Recent upgrades include new insulation, double-glazed windows, reversible air conditioning, and a conforming septic system—modern comfort with historic soul.

Beyond the main house, the potential is remarkable:

120 m<sup>2</sup> outbuilding to convert

A charming old wine cellar to restore

Equestrian facilities already in place: a 40 x 20 m arena (extendable), ten boxes (six with façades), a clubhouse to finish, seven irrigated paddocks, and two water wells.

Located just 30 minutes from Montauban and 45 minutes from Toulouse and its international airport, this property offers the perfect blend of seclusion and accessibility.

Whether as a family estate, equestrian centre, or refined rural escape, this is a place where nature, heritage, and freedom meet—an invitation to write