

## A Timeless Medieval Château Near Toulouse – Listed Historic Monument

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Toulouse
Department:	Haute-Garonne
Bed:	13
Bath:	7
Floor:	1300 m2
Plot Size:	10000 m2

## IN BRIEF

Just 30 minutes from Toulouse and its international airport, this 12th-century château—listed as a Historic Monument—offers a rare blend of architectural heritage and development potential. Set on one hectare of landscaped grounds (with the option to acquire an additional hectare), the property provides accommodation for up to 33 guests, spread across the main building and annexes (including a guest cottage, mobile home, and two tiny houses). A profitable business is currently in operation, generating a solid source of income. There is also planning permission to build 400 m<sup>2</sup> over two levels. Notable features include a grand stone staircase, machicolations, listed wall paintings, an original medieval kitchen garden, and vaulted rooms. With generous reception spaces (including a 200 m<sup>2</sup> air-conditioned orangery and a formal ballroom), independent guest units, and modern infrastructure, this unique estate is perfectly suited as a...

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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 habitation: EUR

## NOTES

## DESCRIPTION

Just 30 minutes from Toulouse and its international airport, this 12th-century château, listed as a Historic Monument, embodies centuries of history and architectural heritage. Unique features include a round tower with a spiral staircase built into the wall's thickness, a square tower adorned with listed geometric frescoes, original medieval toilets, and a north façade with its walkway and machicolations, a testament to its defensive past.

The carefully maintained and landscaped 1-hectare grounds feature an integrated irrigation system, robotic lawnmower, façade lighting, and modern security system. An additional hectare of land behind the lake is available for purchase.

### Interior spaces

Upon entering, visitors are immediately drawn to the spectacular 16th-century white stone staircase. With its broad steps, straight flights and impressive height (10 metres under the ceiling), it perfectly illustrates the château's grandeur and refinement.

The ground floor boasts generous volumes with flat wooden-beamed ceilings and majestic brick vaults typical of the region. The 99 sqm ballroom and 45 sqm gallery provide an ideal setting for private or professional events. A 41 sqm catering area completes the level, with potential for further indoor or outdoor expansion to suit larger-scale hospitality projects.

### Intermediary floor

Midway up the staircase, a mysterious room rich in historical character gives access to the cellar via the round tower's spiral staircase, creating a unique link between the levels.

### First floor

This floor offers soaring 4.95 metre ceilings and solid wood flooring. Mullioned windows flood the spaces with light: the 99 sqm "Gaston Phoebus" hall, the 45 sqm "Pope Clement VI" lounge, and the 45 sqm "Knights' Gallery"....