

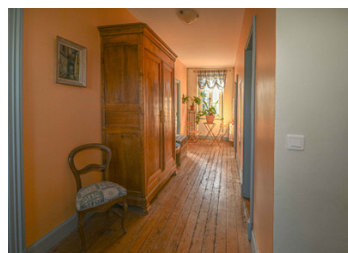
Elegant Toulouse manor house of 329 m , set on a 4,120 m enclosed plot.



EXCLUSIVE

## INFORMATION

Town:	Lavernose-Lacasse
Department:	Haute-Garonne
Bed:	7
Bath:	4
Floor:	329 m2
Plot Size:	4120 m2



## IN BRIEF

Elegant Toulouse Manor House – 329 m<sup>2</sup> – 4,120 m<sup>2</sup> Park

Set in the heart of a privileged environment in the South-West of France, this superb Toulouse manor house of approximately 329 m<sup>2</sup> of living space combines character, generous volumes and elegance. Behind its typical Toulouse brick façade, this charming property offers high-quality features and a warm atmosphere, ideal as a family residence or hospitality project.

Interiors

From the moment you enter, you will be captivated by:

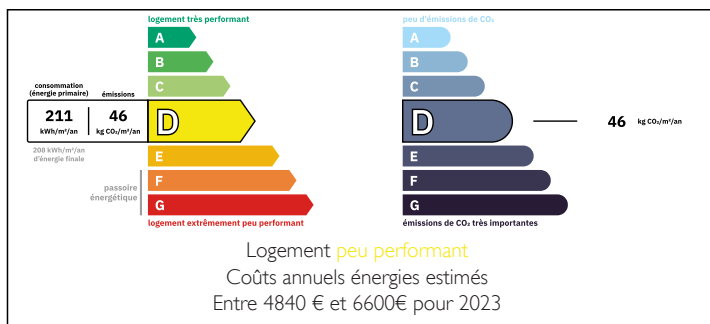
generous living spaces

high ceilings

original character features (fireplaces, wooden floors, mouldings)

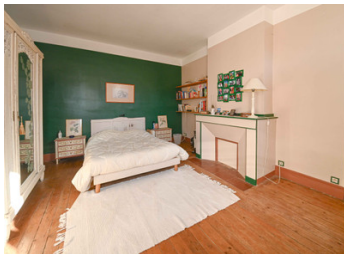
The living areas offer brightness and comfort, with a harmonious layout between reception rooms and sleeping areas.

## ENERGY - DPE



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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.



## DESCRIPTION

Character Property with Generous Volumes and Outbuildings

This charming property is arranged as follows:

Ground floor

Through entrance hall

Office (18 m<sup>2</sup>) with built-in storage

Shower room

Fully fitted kitchen with dining area (32 m<sup>2</sup>)

Spacious living / dining room (40 m<sup>2</sup>)

Utility room (9 m<sup>2</sup>)

First floor

3 bedrooms ranging from 12 m<sup>2</sup> to 21 m<sup>2</sup>

Mezzanine (19 m<sup>2</sup>)

2 bathrooms with toilets

Second floor

3 bedrooms ranging from 14 m<sup>2</sup> to 23 m<sup>2</sup>

1 shower room with toilet

Features & equipment

Gas central heating

Roof refurbished in September 2025

Fully functional fireplaces (including one recently serviced in the kitchen area)

Electric gate

Outbuildings & grounds

Two outbuildings of 86 m<sup>2</sup> and 66 m<sup>2</sup>

Storage building of 51 m<sup>2</sup>

Swimming pool 4 x 8 m, with shallow area for children (1 m) and deep end (2.5 m)

Key features

Generous living space

Multiple bedrooms

Extensive outbuildings

Swimming pool

Character and charm

A rare property combining elegance, space and quality of life – not to be missed.

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES