

Exceptional estate: 6-bed manor, 5-bed gîte & cottage on 7+ ha near Cazes-Mondenard



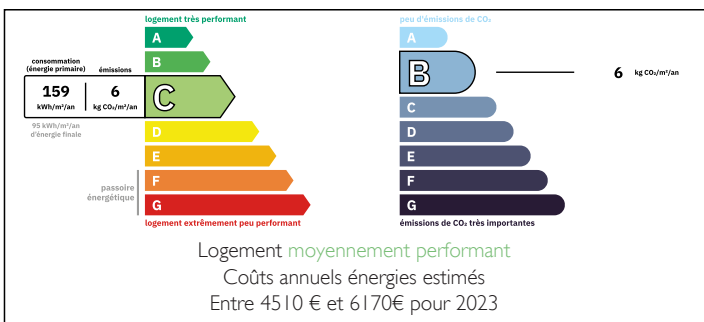
INFORMATION

Town:	Cazes-Mondenard
Department:	Tarn-et-Garonne
Bed:	11
Bath:	9
Floor:	710 m ²
Plot Size:	74960 m ²

IN BRIEF

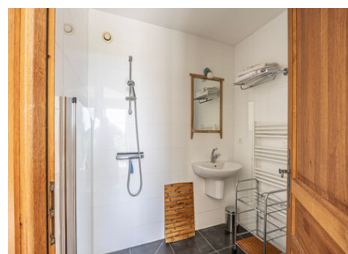
Set in over 7 hectares of private, unspoilt countryside near Cazes-Mondenard, this exceptional estate is a rare blend of elegance, scale and refined lifestyle. The beautifully renovated 6-bedroom manor house offers impressive volumes, flooded with natural light and finished to an exacting standard, seamlessly combining period character with modern comfort. The stunning 5-bedroom gîte, equally high in quality, delivers a proven and substantial income stream, while a charming stone cottage provides further potential for development or wellness use. The landscaped grounds, with a magnificent 15x5m salt pool and far-reaching views, create a setting of complete tranquillity and privacy. With high-end features including underfloor heating, solar energy and impeccable presentation throughout, this is a turnkey luxury estate offering both prestige living and a significant business opportunity, all within easy reach of Toulouse International 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: **4685 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

MAIN HOUSE

GROUND FLOOR

ENTRANCE HALL – A grand and elegant entrance, immediately setting the tone for the quality and scale of the property.

KITCHEN / DINING ROOM (55m²) – A superb open-plan living space, finished with light stone flooring and high-end fittings. The fully equipped kitchen blends functionality with refined design, while large windows flood the room with natural light and frame beautiful countryside views. Ideal for both everyday living and entertaining on a grand scale.

SALON (41m²) – A sophisticated reception room centred around a magnificent fireplace with open fire. French doors open onto a balcony overlooking the grounds, creating a seamless connection with the landscape. Chandeliers enhance the sense of understated luxury.

OFFICE (23m²) – A generous and light-filled workspace, offering beautiful surroundings and inspiring rural views.

BEDROOM 1 (28m²) – An elegant suite with a beautifully appointed ensuite bathroom, featuring bath, walk-in shower, double basin and separate WC.

FIRST FLOOR

CINEMA / GAMES ROOM / GYM (57m²) – An exceptional multi-purpose space with impressive volume and natural light, perfectly suited to leisure and entertainment.

BEDROOM 2 (27m²) – A refined bedroom with full-height windows maximising light and capturing far-reaching views.

BEDROOM 3 (17m²) – Bright and welcoming, with