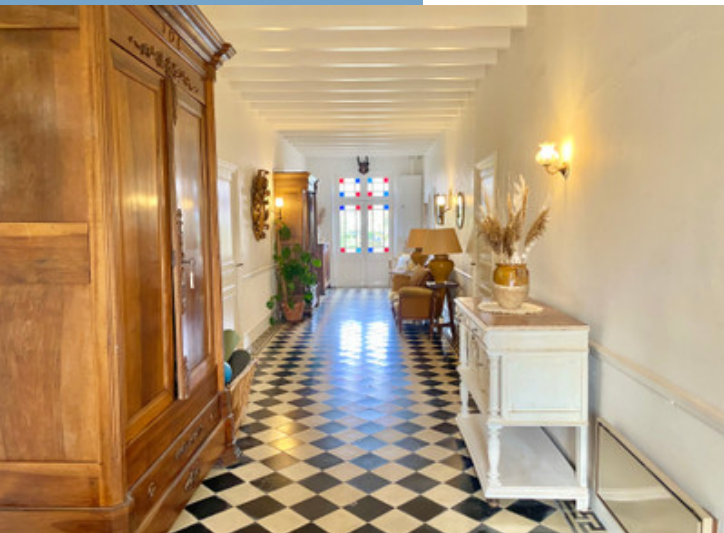




STUNNING 6/8 BED MANOR HOUSE SITUATED IN  
OVER 17000M<sup>2</sup> OF LOVELY GARDENS WITH  
PIGEONNIER, OUTBUILDINGS, & POOL

STUNNING 6/8 BED  
MANOR HOUSE SITUATED  
IN OVER 17000M<sup>2</sup> OF  
LOVELY GARDENS WITH  
PIGEONNIER,  
OUTBUILDIN...



PROPERTY FACT FILE	
REFERENCE	A25768SNM82
PRICE	€ 675,000 £ 560,385* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	338 m <sup>2</sup>
LAND	17602 m <sup>2</sup>
TOWN	Castelferrus
DEPARTMENT	Tarn_et_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautifully and stylishly restored throughout
- Lovely village location with a great restaurant
- Huge outbuildings and pigeonier with new roofs
- Excellent road, rail, and air transport links
- Successful high-end wellness retreat business

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This majestic manor house is situated in the commune of Castelferrus located on the left bank of the Garonne, 6 km from Castelsarrasin and the A61 autoroute, 25 km from Montauban and less than an hour from Toulouse.

Every room in the property has been beautifully and lovingly restored

## DESCRIPTIF

### PROPERTY DETAILS

#### GROUND FLOOR -

ENTRANCE HALL (15 x 2.8m) with black and white checkered tiled floor 2 huge armoires, doors with stained glass windows at both ends

SALON (5.15 x 4.75m) with high ceiling, 3 lots of tall double windows, marble fireplace, ceiling beams, garden views

KITCHEN (6 x 5m) Fully equipped with larder cupboard, large fireplace, wood burning stove, 2 sets of double windows overlooking the garden and pool

LAUNDRY ROOM (5.5 x 2m) tiled with large sink and plenty of electrical sockets.

UTILITY ROOM (4.25 x 3.25m) with large armoire

BATHROOM (2 x 3.10m) Partially tiled with bath, washbasin and WC

SHOWER - Fully tiled separate shower room with modern shower

BEDROOM ONE (5.30 x 4.60m) with original tiled floor, large windows with garden views, black marble fireplace, and large armoire.

BEDROOM TWO (5.3 x 5.0m) with white wooden floor, large double French windows, marble fireplace, large armoire, and garden views

BEDROOM THREE (4.80 x 4.60m) Large windows opening over the terrace, marble fireplace, rural views.

#### FIRST FLOOR

MEZZANINE OFFICE AREA (2.50 x 2.30m) with door to very large undeveloped attic space of around 120m<sup>2</sup>

SALON (5 x 9m) Stunning modern salon with garden views

BEDROOM FOUR (8 x 4.50m) Superb very large bedroom with huge beams, large armoire.

BEDROOM FIVE (3.25 x 7.70m) Imposing ceiling beams, windows with views over the garden

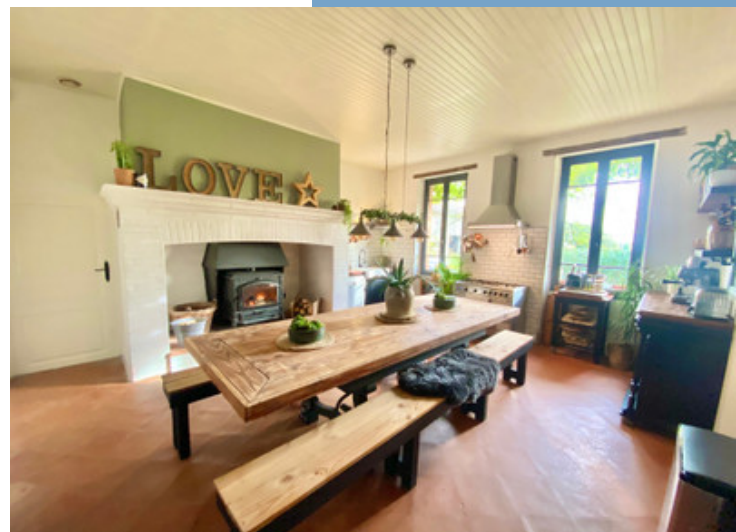
BEDROOM SIX (4.8 x 7.7m) Lovely light room with beautiful beams and views over the garden and pool.

SHOWER ROOM with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25768SNM82>

COMPLETE FILE AND PHOTO ON REQUEST

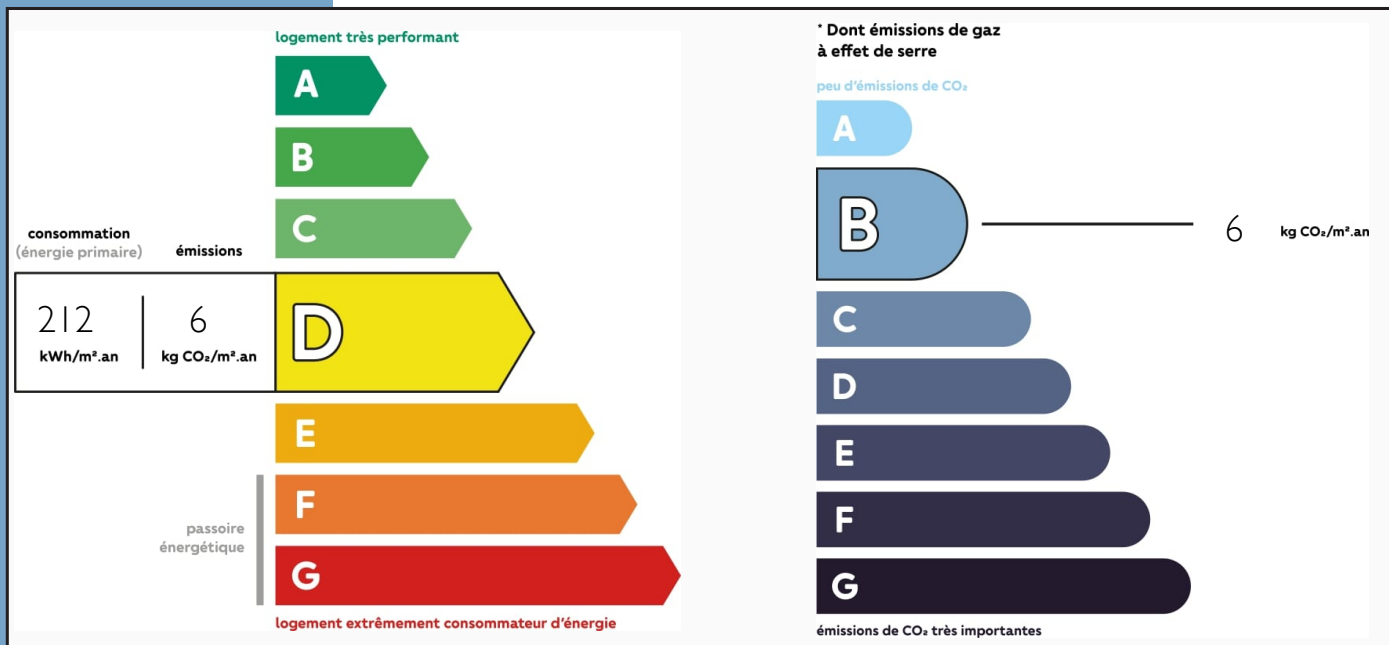


STUNNING 6/8 BED MANOR HOUSE SITUATED IN OVER 17000M<sup>2</sup> OF LOVELY GARDENS WITH PIGEONNIER OUTBUILDIN...

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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