



MASTER'S HOUSE OF 250 M² LIVING SPACE ON A 2.200-HECTARE PARK WITH CARETAKER'S RESIDENCE AND POOL

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PROPERTY FACT FILE	
REFERENCE	A32796AK31
PRICE	€ 985,000 £ 815,186* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	250 m ²
LAND	28200 m ²
TOWN	Toulouse
DEPARTMENT	Haute_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful Master's House 25 km from Toulouse
- Large Park with Fruit Trees
- Pool 20 m x 8 m with a Depth of 3.20 m and Pool Ho
- Tennis Court to Renovate
- Possibility to Build on 3450 m² with Approved

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A Village in the Heart of Occitanie

This Master's House is situated in a charming village in Occitanie, a region renowned for its rich cultural heritage, diverse landscapes, and

DESCRIPTIF

For Sale: Exceptional Toulouse Brick Manor with Two Towers and Prestigious Park

Discover this unique property that combines authentic charm and modern comfort, nestled in a peaceful setting. With its spacious living areas, multiple outbuildings, and landscaped park, this estate is perfect for those seeking elegance and space.

Ground Floor:

A grand entrance with a period oak door leading to a central hallway.
Right Wing: Dining room adjoining a fully equipped kitchen, opening onto a charming veranda and an 80 m² terrace.

Left Wing: A 55 m² living room with a stunning fireplace and a study with direct garden access.

First Floor:

Master suite featuring a lounge area, fireplace, en-suite bathroom, and dressing room.

Two additional bedrooms, a shower room, and separate toilets.

Second Floor:

One fully furnished bedroom with the potential to convert another space (bedroom, study, etc.).

Key Features:

Recently installed air-to-water heat pump (1 year old), improving the energy rating from D to C in terms of electricity consumption.

Roof and insulation renovated in 2010.

Outbuildings and Outdoor Amenities:

120 m² garage (built in 2007) with attached living quarters.

20 m x 8 m swimming pool with a pool house.

Landscaped park with fruit trees.

Tennis court requiring renovation.

Convenient Location:

Schools, shops, and services within 10 km.

Health facilities: hospital, doctors, and pharmacies nearby.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32796AK31>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

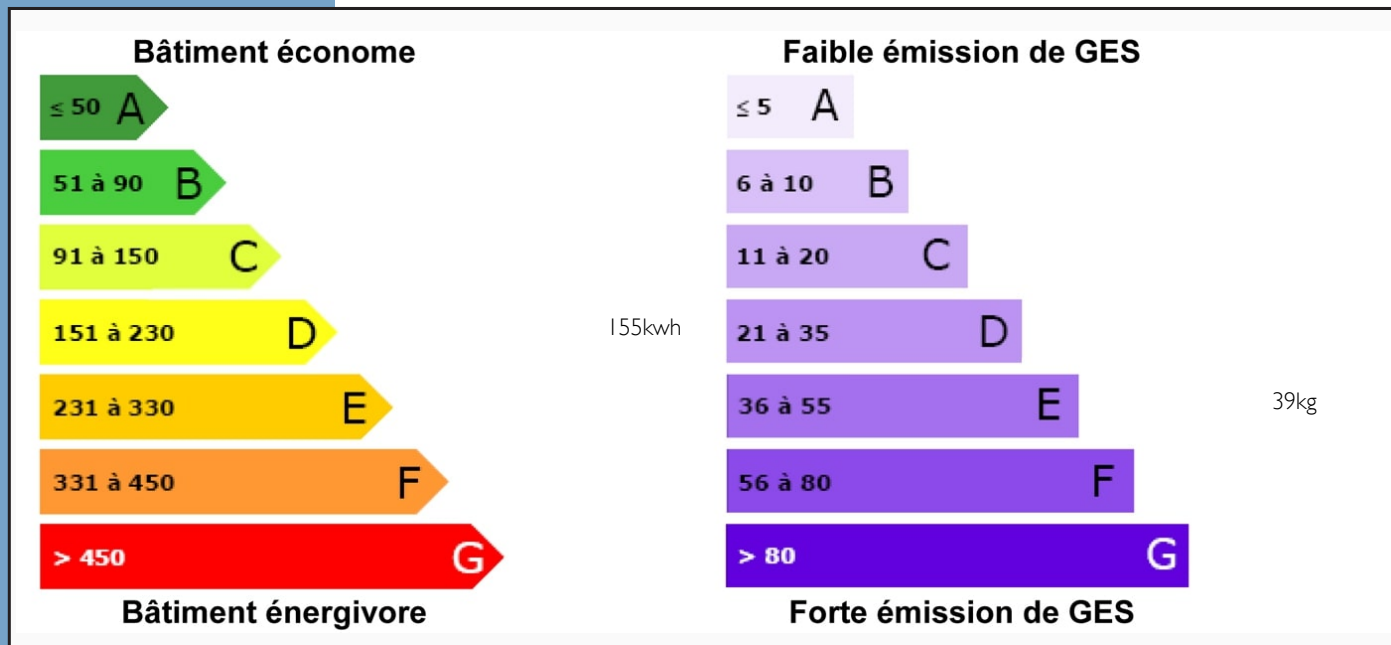
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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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

Réf :A32796AK3 I
FILE COMPLETE
AND PHOTOS
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