



EXCEPTIONAL CHÂTEAU NEAR TOULOUSE



| PROPERTY FACT FILE | |
|------------------------------------------------------------------|----------------------------------------------------------------------|
| REFERENCE | A34995LIS82 |
| PRICE | € 3,350,000 £ 2,772,460* *agency fees to be paid by the seller |
| BEDROOM | 16 |
| BATHROOM | 0 |
| ACCOMMODATION | 2600 m ² |
| LAND | 100000 m ² |
| TOWN | Grenade |
| DEPARTMENT | Haute_Garonne |
| LOCATION | 50km or less to airport |
| TYPE | Gîtes, Gite Complex |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Lake, Barns - outbuildings |
| *Price based on current exchange rate which is subject to change | |



Majestic 19th-Century Château – Ideal for a High-End Project

DESCRIPTIF

Majestic 19th-Century Château – Ideal for a High-End Project

Exceptional Location

- Nestled in the heart of a 10-hectare estate
- 23 km from Toulouse International Airport
- 15 minutes from the future TGV high-speed train station

Estate Features

- 2,600 m² of living space
- 22 rooms – 16 bedrooms
- A unique commercial opportunity, ideal for:
 - Luxury hospitality
 - Events (seminars, weddings, receptions)
 - Exclusive accommodations

Outstanding Facilities for Your Projects

- 600 m² Orangerie
- Catering area (100 m²)
- Changing rooms and restrooms (50 m²)
- Seating capacity: up to 350 guests
- Professional kitchen and state-of-the-art equipment
- Parking for 170 vehicles

1,150 m² Accommodation Building

- A variety of housing options:
 - From T2 apartments
 - To a 240 m² villa
- Renovated and ready for immediate use

Leisure Spaces

- Swimming pool (17x7 m) with summer kitchen and large terrace
- Artificial lake
- Tennis court

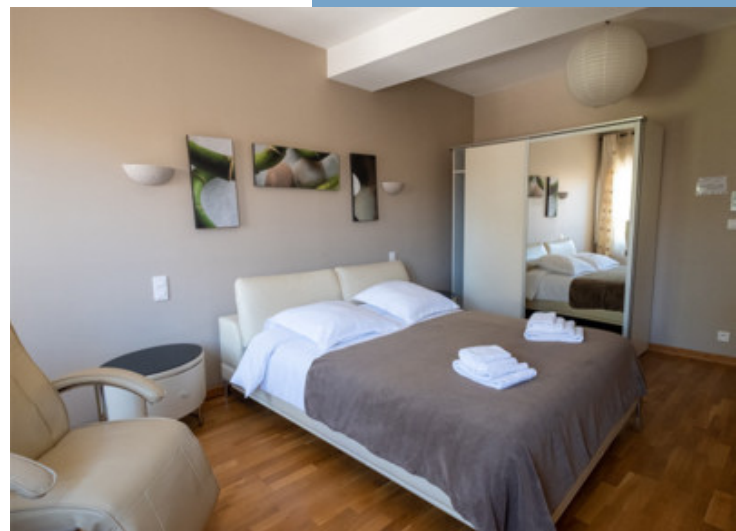
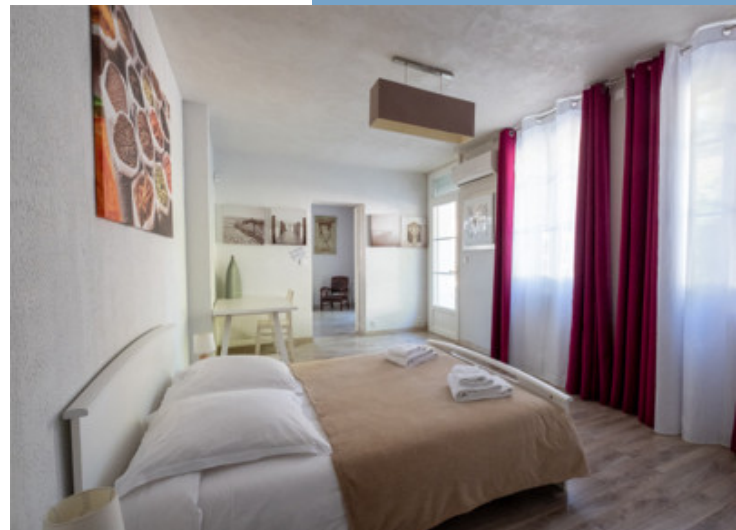
A Prestigious Heritage to Enhance

- Expansion Potential
- Additional constructions possible (permit approved)
- Hotel project opportunity: up to 2,000 m² of extra space

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34995LIS82>

COMPLETE FILE AND PHOTO ON REQUEST

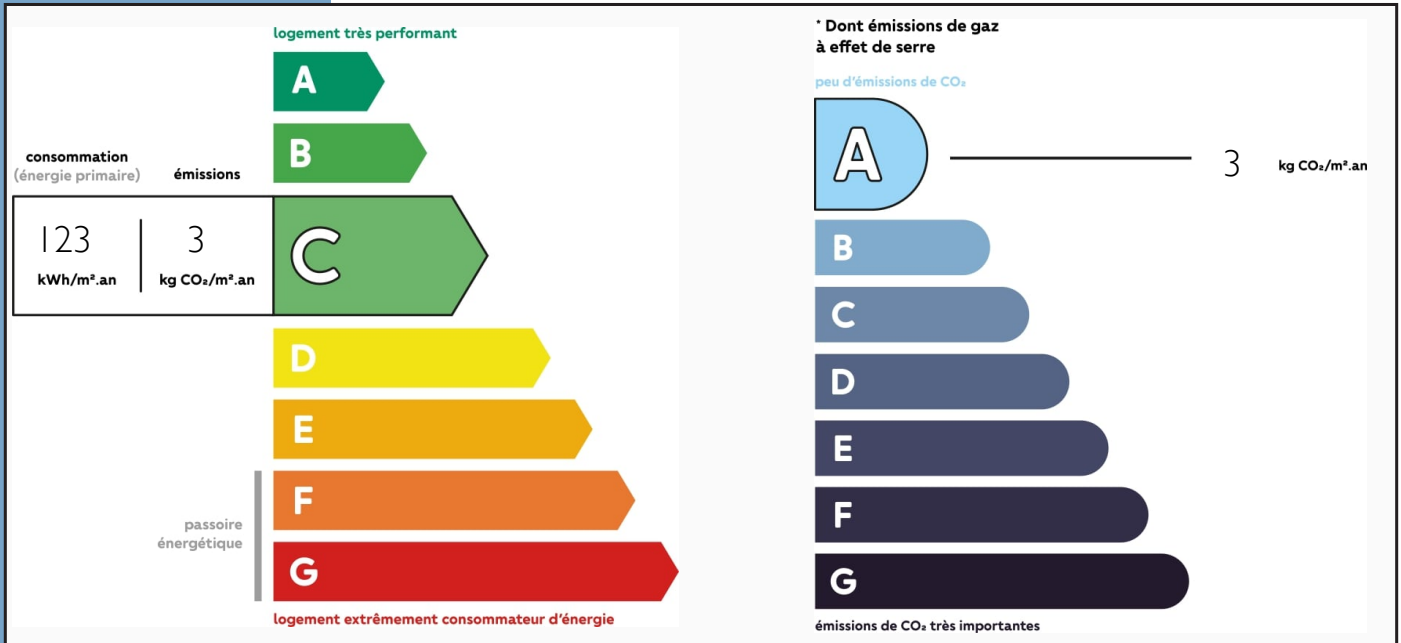


EXCEPTIONAL CHÂTEAU
NEAR TOULOUSE...

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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