



FOR SALE SOUTH OF TOULOUSE CHATEAU 436  
M2 ON 3 LEVELS, 3.5 HECTARES OF GROUNDS,  
SWIMMING POOL, OUTBUILDINGS WI



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TOULOUSE CHATEAU 436  
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OUTBU...



## PROPERTY FACT FILE

REFERENCE	A31777AK31
PRICE	€ 940,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	3
ACCOMMODATION	436 m <sup>2</sup>
LAND	34124 m <sup>2</sup>
TOWN	Toulouse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

- XVII century CASTLE of 436 m2 on 3 levels
- Outbuilding of 400 m2, 19th century PIGEONNIER
- In the HAUTE GARONNE, 40 km from the CAPITOLE / TO
- Roof of the NEW outbuilding, castle in ARDOISE
- HAUTE GARONNE, OCCITANIA

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Live in the SOUTH of TOULOUSE in OCCITANIE in a CHATEAU de suite, it is habitable.

This beautiful 17th century building is set in 3.5 hectares of parkland with

## DESCRIPTIF

In OCCITANIE, HAUTE GARONNE, 40 km SOUTH of the CAPITOLE / TOULOUSE.

The CHATEAU is built on 3 levels. 2/3 have been renovated.

Ground floor

- A through entrance hall with a stone staircase on the left-hand side.
- A recently redone corridor with tiled floor and fleur de lis leads into a large COCOONING lounge with open fireplace. surface area of 50 m2

In the entrance hall

- The fitted kitchen, cooking area and large storage cupboard with integrated refrigerator. surface area of 20 m2
- Dining room with access to the tower. surface area of 20 m2

Right-hand side

- Study / sitting room or bedroom, marble fireplace.
- Wall bookcase / study opening onto a terrace.
- Cellar
- WC

1st floor

- Kitchen
- 2 bedrooms with French windows, access to a huge balcony facing the park.
- Dressing room
- A shower room with shower in the tower, COOL.
- WC

2nd floor, rooms to be finished.

- 5 bedrooms
- WC

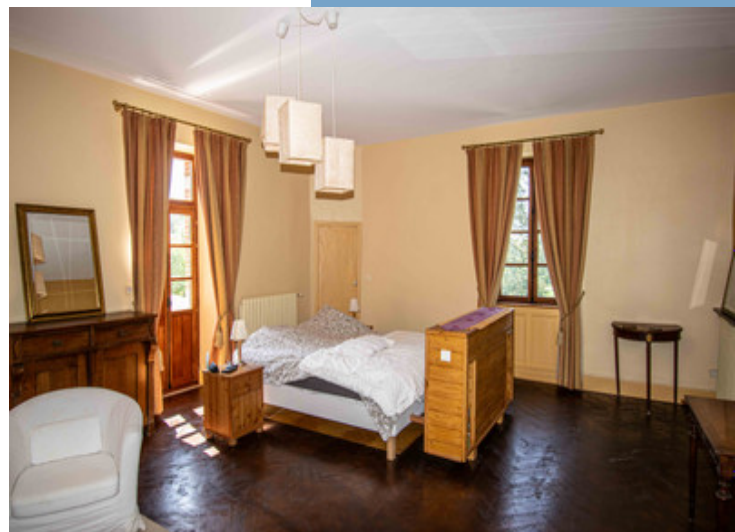
There is a half-floor flat of approx. 70 m2, which could be used as a GITE.

- 2 bedrooms
- Kitchen, dining room and sitting area.
- Dressing room
- Shower room
- WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31777AK31>

COMPLETE FILE AND PHOTO ON REQUEST



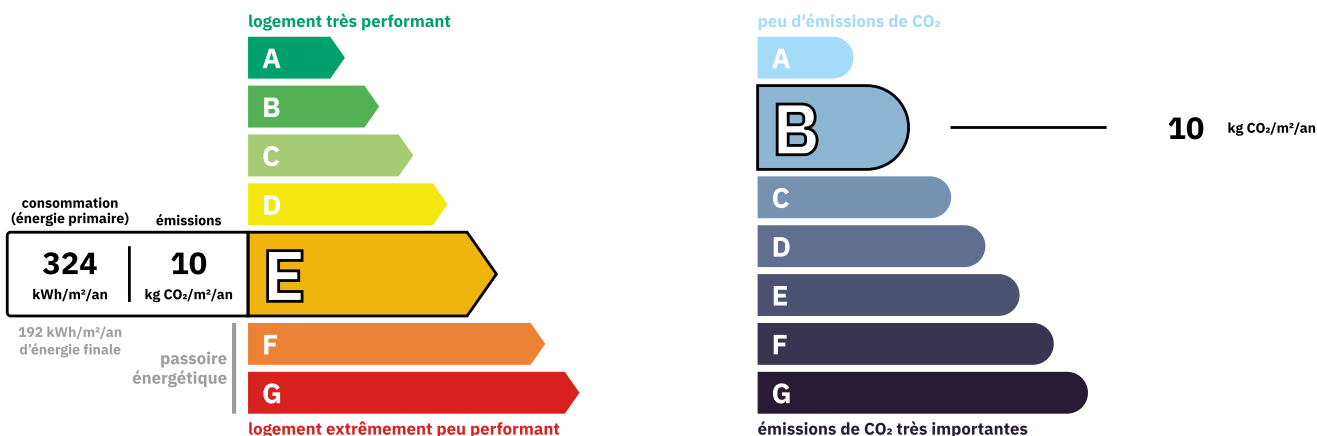


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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 7140 € and 9710€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A31777AK31  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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