



Photo André Pierre

## MASTER'S HOUSE OF 250 M<sup>2</sup> 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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	250 m <sup>2</sup>
LAND	28200 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
<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 m<sup>2</sup> with Approved

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Ref : A32796AK3 I

A second 300 m<sup>2</sup> outbuilding completes the property. It offers great potential for conversion, with the possibility of renovation into several flats or a new build. A planning permission certificate (CU) has been obtained, allowing the property to be extended by one storey to provide up to 600 m<sup>2</sup> of living space.

## DESCRIPTION

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 mild climate. The village itself offers a peaceful atmosphere, with narrow streets, stone houses, and a historic church.

This beautiful residence is located just 25 km from the center of Toulouse:

Blagnac Airport, Toulouse: 25 km

Toulouse Matabiau Train Station: 23 km

Scenic Landscapes: Hills, forests, vineyards... the surrounding nature is perfect for hiking and cycling enthusiasts.

Rich Heritage: Numerous picturesque villages, medieval castles, and abbeys reflect the region's history.

Outdoor Activities: In addition to hiking and cycling, you can enjoy swimming, fishing, and canoeing.

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 m<sup>2</sup> terrace.

Left Wing: A 55 m<sup>2</sup> 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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32796AK3 I>

COMPLETE FILE AND PHOTO ON REQUEST



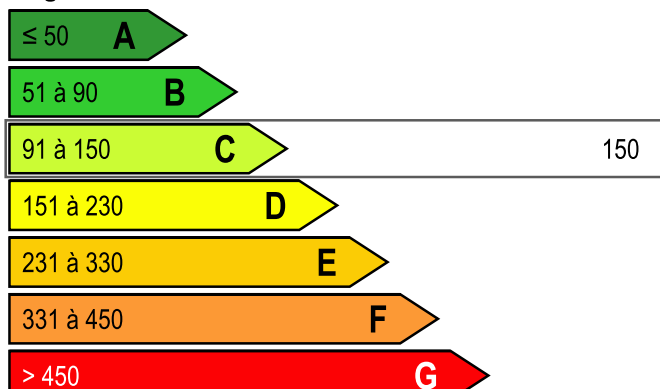
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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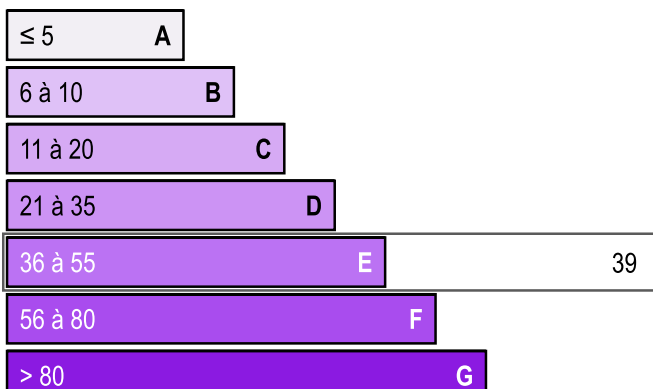
## ENERGIE-DPE

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## 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 : A32796AK3I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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