



CHÂTEAU MAJESTUEUX AUX PORTES DE
TOULOUSE – DOMAINE CLÉ EN MAIN POUR
PROJET HAUT DE GAMME

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PROPERTY FACT FILE

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| REFERENCE | A34995LIS82 |
| PRICE | € 3,350,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 16 |
| BATHROOM | 0 |
| ACCOMMODATION | 2600 m ² |
| LAND | 100000 m ² |
| TOWN | Grenade |
| DEPARTMENT | |
| 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



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Majestic 19th-century château set on 10 hectares, just 23 km from Toulouse Airport and 15 min from the future TGV station. Offers 2,600 m² of living space, 22 rooms and 16 bedrooms – ideal for luxury hospitality or event projects. Includes a 600 m² orangery, 100 m² catering area, 50 m² changing rooms, capacity for 350 guests, and

DESCRIPTION

Set in the heart of a 10-hectare estate, just 23 km from Toulouse International Airport and 15 minutes from the future high-speed TGV station, this magnificent 19th-century château offers a rare combination of architectural grandeur, prime location, and commercial potential.

The château spans 2,600 m² of interior space, including 22 rooms and 16 bedrooms, making it ideal for a wide range of high-end ventures: luxury hospitality, prestigious events, private receptions, seminars, or an exclusive residence.

Exceptional Facilities for High-End Projects
600 m² orangery, perfect for weddings and receptions

Professional catering space (100 m²) with full kitchen

Changing rooms and restrooms (50 m²)

Capacity for up to 350 guests

Parking for 170 vehicles

A 1,150 m² renovated accommodation building includes several T2 apartments and a 240 m² villa, ready for immediate use. Additional amenities include a 17×7 m swimming pool with summer kitchen and terrace, a private lake, and a tennis court.

Heritage and Expansion Potential
The château's exterior and roof have already been fully renovated; the interiors are ready to be redesigned to suit your vision. Planning permission has been granted for up to 2,000 m² of additional construction, offering further development potential.

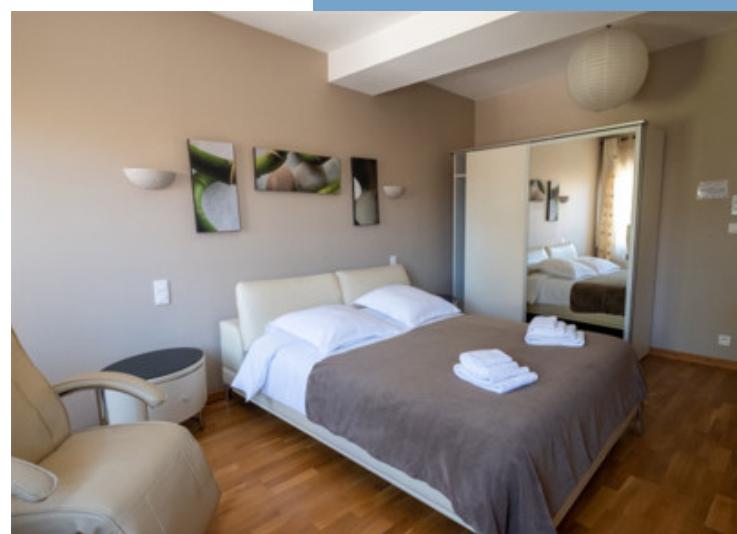
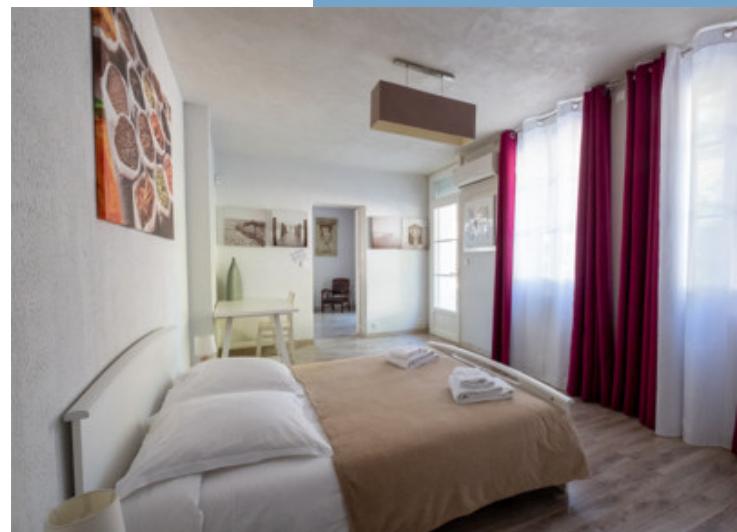
The sale includes the operating company and real estate assets, facilitating a smooth transition of ongoing business (weddings, seminars, etc.). Significant tax advantages are available.

Whethe...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

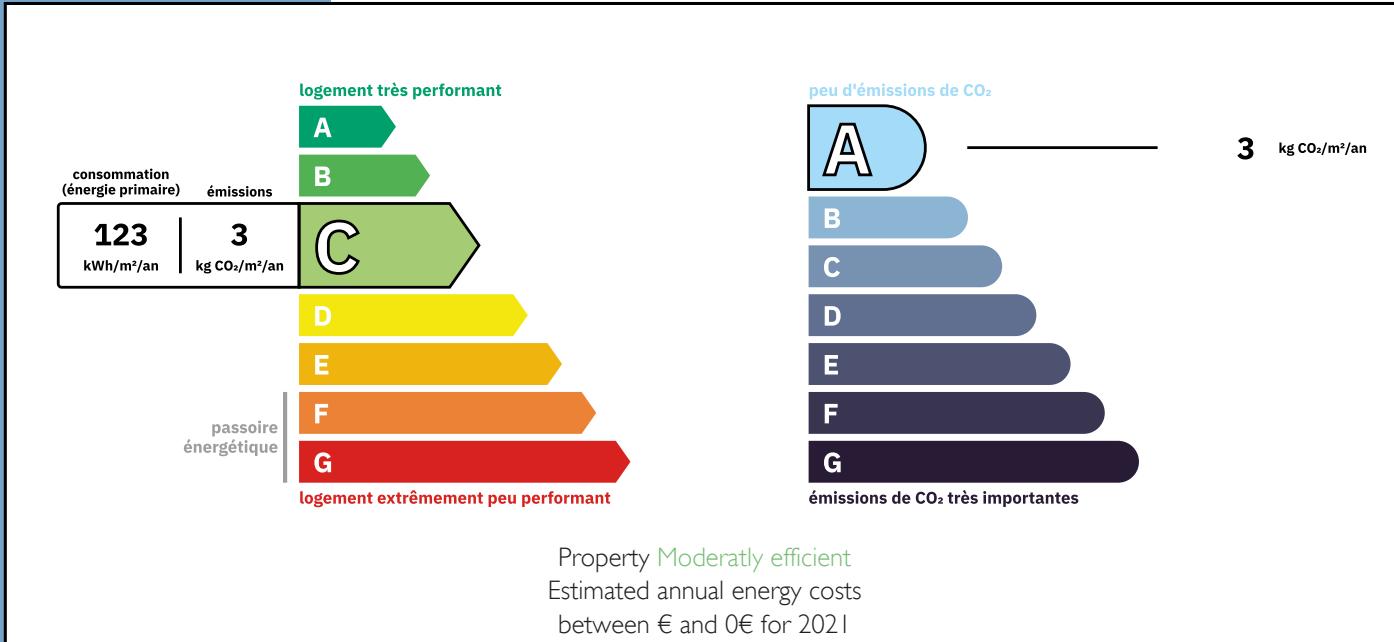


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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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