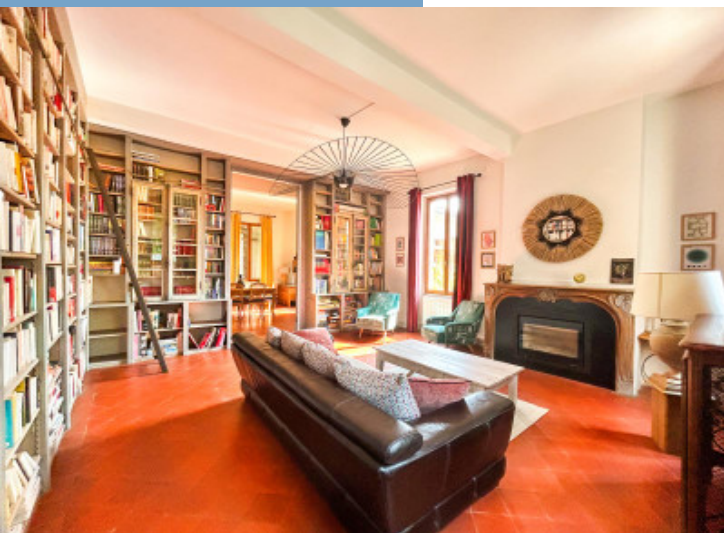




FORMER VILLAGE SCHOOL BEAUTIFULLY
RESTORED WITH GÎTE, POOL, AND LAKESIDE
CHARM

FORMER VILLAGE SCHOOL
BEAUTIFULLY RESTORED
WITH GÎTE, POOL, AND
LAKESIDE CHARM...



PROPERTY FACT FILE	
REFERENCE	A36818LIS31
PRICE	€ 995,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (947 620 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	470 m ²
LAND	2876 m ²
TOWN	Grenade
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



FORMER VILLAGE
SCHOOL BEAUTIFULLY
RESTORED WITH GÎTE,
POOL, AND LAKESIDE
CHARM...

Ref : A36818LIS31

This beautifully restored 17th-century property was once the village girls' school. Fully renovated in 2022, it offers a 360 m² main home and a 138 m² furnished guesthouse. Located in a historic village under an hour from Toulouse, it features 6 bedrooms, 3 bathrooms, a library lounge, and a modern kitchen. The guesthouse includes 4 bedrooms

DESCRIPTIF

Once the village girls' school, this elegant stone property still carries the gentle echoes of chalk on slate, children's laughter, and little coats lined up on hooks in the hallway. Fully restored in 2022, it now offers a beautiful blend of heritage, comfort, and space – the perfect setting for a new chapter.

Located in a peaceful and historic village, just 30 minutes from Toulouse-Blagnac Airport, the main house dates back to the 17th century and offers approx. 360 m² of light-filled, characterful living space. The ground floor includes a fitted kitchen, a cosy library lounge, a large living room, and a generous hallway that opens onto the garden. Upstairs, four bedrooms, two shower rooms, and a bathroom make it ideal for family living, with two additional bedrooms tucked away in the attic for guests or hobbies.

The separate guesthouse (approx. 138 m²) has also been fully renovated, offering an open-plan kitchen and lounge, a ground-floor master suite, and three bedrooms upstairs. Sold fully furnished, it's ready to welcome holidaymakers or visiting friends straight away.

The landscaped garden, approx. 2800 m², is peaceful and private, complete with a 10 x 4 m chlorine pool. Just beyond the garden, the property gently borders a lake – where you can moor a small boat for quiet fishing, or simply drift across the water on a still summer morning. It's a rare and beautiful feature that adds a poetic dimension to this already exceptional setting.

The gîte cur

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A36818LIS31>

COMPLETE FILE AND PHOTO ON REQUEST

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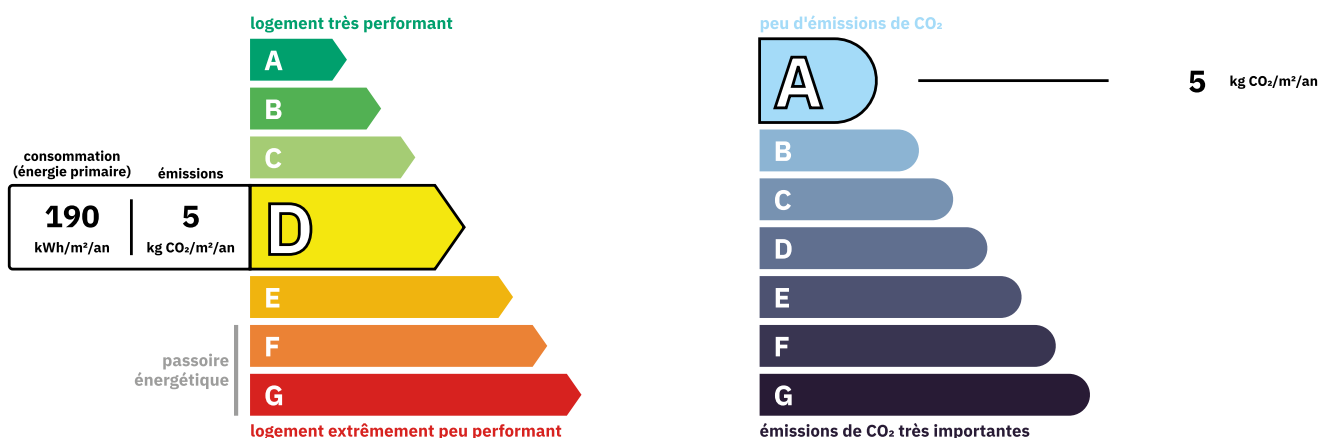


FORMER VILLAGE SCHOOL
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A36818LIS31

ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 2687 € and 4270€ for 2015

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A36818LIS31
FILE COMPLETE
AND PHOTOS
ON REQUEST

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