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## 15th century mansion et its outbuildings south of Toulouse

Haute-Garonne , Occitanie



**€795,000**

inc. of agency fees

5 Beds   4 Baths   475 sqm   3.45 ha

It was in the 15th century that this mansion was built a few kilometers from Toulouse. With an area of approximately 475sqm, it benefits from numerous outbuildings on 3.45 hectares of wooded land. An...

### At a Glance

|           |                |         |          |           |          |
|-----------|----------------|---------|----------|-----------|----------|
| Reference | MFH-EAT959ET-1 | Near to | Toulouse | Price     | €795,000 |
| Bed       | 5              | Bath    | 4        | Hab.Space | 475 sqm  |
| Land      | 3.45 ha        | Pool    | Yes      | Land Tax  | N/A      |

### Property Description

It was in the 15th century that this mansion was built a few kilometers from Toulouse. With an area of approximately 475sqm, it benefits from numerous outbuildings on 3.45 hectares of wooded land. An imposing gate leads to the wooded driveway, revealing little by little the character of this building. From the entrance, the volumes are impressive. A large hallway opens onto the different rooms on the ground floor. A

double living room of 95sqm is extended by an independent kitchen of 40sqm. Brightness reigns supreme. Several annex rooms including a rear, kitchen, games room and a sauna are located on the east wing of the building. A first sleeping area with a master suite completes the ground floor. The staircase, a real spine, leads to the first floor. An office serves as a hallway and leads to three spacious bedrooms with two bathrooms. A 60sqm master suite completes this level. The attic of the main house can be converted. The exteriors are not left out, a magnificent park surrounds the property and offers a beautiful salt swimming pool. Two hundred hectares of fields surround the entire property. The outbuildings: - Caretaker's house of 80sqm - Agricultural shed - Outbuilding of 220sqm (15x15m) at the end of the park - Garage with numerous spaces This house of character is the ideal place for a family home looking for peace and quiet. It also offers many possibilities. ENERGY CLASS: D / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR4,630 and EUR6,320 Information on risks to which this property is exposed are available on the Géorisks website

Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 5                 |
| Bathrooms      | 4                 |
| Price          | €795,000          |

Key Information

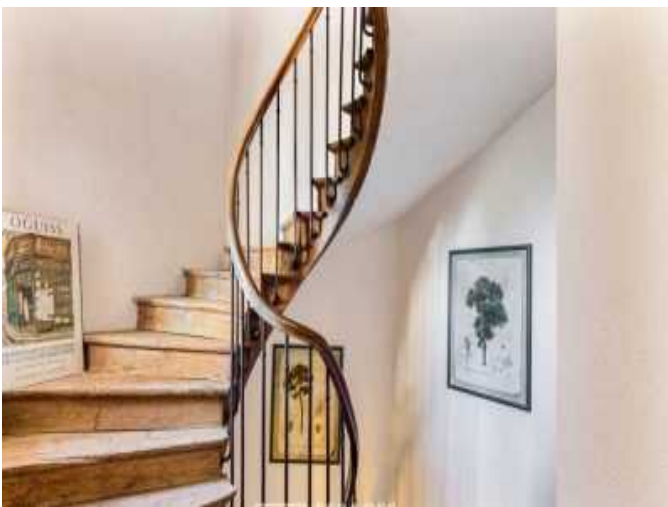
|                |         |
|----------------|---------|
| Year Built:    | 1450    |
| Internal Area: | 475 sqm |
| Land Area:     | 3.45 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

Location: Occitanie



## Gallery







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