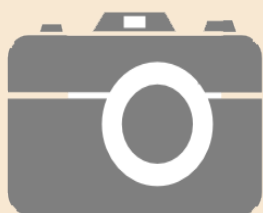


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## House for sale in Haute-Garonne

Saint-Martory , Haute-Garonne , Occitanie



**€850,000**

inc. of agency fees

7 Beds      770 sqm      1.6 ha

Located 45 minutes from Toulouse, this magnificent château is an old dwelling dating from the end of the 19th century. With no less...

### At a Glance

<b>Reference</b>	MFH-ADF1626535	<b>Near to</b>	Saint-Martory	<b>Price</b>	€850,000
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	770 sqm
<b>Land</b>	1.6 ha			<b>Land Tax</b>	N/A

### Property Description

Located 45 minutes from Toulouse, this magnificent château is an old dwelling dating from the end of the 19th century.

With no less than 2 sitting rooms, a huge reception hall, 7 bedrooms, a library, 2 bathrooms, 3 shower-rooms and 3 cellars, with a magnificent park of 1.6 hectares. It is nestled in the heart of a park adorned with beautiful trees, which makes this property unique!

This fine dwelling is U-shaped. On the ground floor, you enter a splendid reception hall measuring more than 220 m<sup>2</sup> - the true heart of this château inspired from the true French way of living. A genuine jewel!

You'll enjoy two sitting rooms, a library, a dining room and a kitchen with a prep room. A bedroom (40 m<sup>2</sup>) is currently used as a dormitory but could be used as another sitting room or as you wish. This same level has 2 shower-rooms, as well as a pantry and a laundry room. The three cellars (total of 110 m<sup>2</sup>) will keep your best bottles.

The first floor is reached by a monumental staircase made of cut stone that seems to be suspended in the air or by another staircase that is just as beautiful and with a rare style with its double banister.

This floor has 6 big bedrooms, 2 bathrooms and a shower-room, toilets and several storage spaces. There is a big open space measuring more than 250 m<sup>2</sup> to be used, allowing you to fulfil your wishes and to optimize this already unique space!

The second floor is the attic (more than 110 m<sup>2</sup>) and it is suitable for conversion.

You'll be able to spend pleasant relaxing moments outside in an exceptional setting. This property is a cocoon full of charm, with a monumental front gate, a romantic driveway and a 1.6 ha park adorned with magnificent trees, one being a wonderful Blue Angle Lebanon cedar.

The roofs of the château are covered with interlocking tiles; joinery is wood; heating provided by a heat pump reversible air-conditioning for the large hall, wood-burning heating or electric heating for the rest of the château; connected to mains drainage; two wells on the property.

The renovation was carried out in the traditional way and will allow you to appreciate its authenticity and all its history like in the era!

Sit down and relax! You can go back in time and appreciate this magnificent property which possess a unique environment that is peaceful and completely not overlooked, yet not far from all conveniences...everything is accessible on foot.

Ideal estate for many projects thanks to its many entrances, its U-shaped architecture with an interior courtyard and its situation.

Located near the motorway, a train station and conveniences; 45 minutes from Toulouse and its airport; 1 hr from ski slopes and Spain; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	7
Price	€850,000

## Key Information

Internal Area:	770 sqm
Land Area:	1.6 ha

## Location: Occitanie



## Gallery



As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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