

[Click to view MFH-ADF1626568](#)

Chateau for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



€913,000

inc. of agency fees

8 Beds 400 sqm 3.9 ha

Located 1h20 south of Toulouse at the foot of the Pyrenees is this manor bouse for sale offering two sitting rooms, two dining rooms,...

At a Glance

Reference	MFH-ADF1626568	Near to	Cierp-Gaud	Price	€913,000
Bed	8	Pool	No	Hab.Space	400 sqm
Land	3.9 ha			Land Tax	N/A

Property Description

Located 1h20 south of Toulouse at the foot of the Pyrenees is this manor bouse for sale offering two sitting rooms, two dining rooms, a fitted kitchen, eight bedrooms, two bathrooms, two washrooms, a cellar, larder, outbuildings and a well. Situated on four hectares (over nine acres) of fenced grounds.

Lovers of charming stone buildings and open spaces will appreciate this exceptional property.

The estate offers a unique panorama with views of the surrounding mountains from its grounds and interior of the house, as a living painting.

The 400m² of living space, outbuildings and over four hectares of grounds create an estate ready for numerous projects: primary residence or holiday home, guest house, reception for events...

Spread over several floors, the reception rooms invite conviviality: two sitting rooms bathed in natural light, a welcoming dining room and fitted kitchen all have access to the exterior. Upstairs, seven spacious bedrooms are served by two bathrooms and two comfortable washrooms.

The 600m² of outbuildings offer numerous possibilities for exploitation: chambres d'hôtes, workshops, reception hall...the landscaped grounds are augmented by a well and superb century-old trees allowing you to fully enjoy this natural environment.

The heating system matches the pedigree of the building: a recent pellet burner with feeding silo. The windows are wooden framed, some are double glazed, some have an added pane of glass, some only one pane. The property has an individual sewage system. There is consequent insulation.

This manor house is set in a privileged location offering a huge potential for its new owners. You will be close to the Spanish border and skiing, 1h20 from Toulouse and its airport, 2h30 from the Atlantic coast and 3h from the Mediterranean.

Summary

Property type:	Chateau
Bedrooms:	8
Price	€913,000

Key Information

Internal Area:	400 sqm
Land Area:	3.9 ha

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates