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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



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