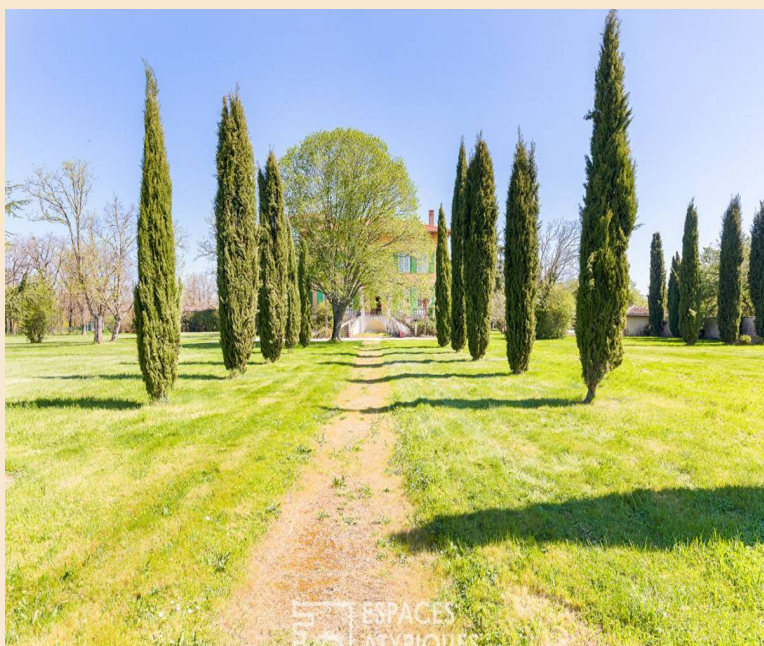


[Click to view MFH-EAT10504](#)

Mansion a few kilometers from Toulouse

Haute-Garonne , Occitanie



€1,195,000

inc. of agency fees

8 Beds 1 Baths 496 sqm 1.4 ha

Built in the commune of Légevin, this sumptuous mansion of approximately 500sqm is impressive. Combining old-world charm with modern comfort, it is surrounded...

At a Glance

Reference MFH-EAT10504

Bed 8

Land 1.4 ha

Near to Toulouse

Bath 1

Pool Yes

Price €1,195,000

Hab.Space 496 sqm

Land Tax N/A

Property Description

Built in the commune of Légevin, this sumptuous mansion of approximately 500sqm is impressive. Combining old-world charm with modern comfort, it is surrounded by an exceptional garden of almost 2 hectares.

Upon entering the property, a unique architecture stands out. A wide driveway welcomes guests, with parking for around twenty cars.

Once through the door, an impressive entrance hall sets the tone and leads to the various rooms. A large, bright living room, adorned with a beautiful period fireplace, sits alongside a small adjoining lounge. On the other side, a dining room invites conviviality. This is followed by a large and spacious equipped kitchen. On this same level, a first bedroom is located with its own shower room.

Access to the upper floor is via an impressive, perfectly maintained period staircase. Seven bedrooms stand out, with three shower rooms and a bathroom. A large dressing room is located, followed by an office with a balcony.

A large, insulated and heated cellar offers several spaces: a workshop, a games room, a relaxation room, a billiard room, and a boiler room.

Outside, a salt-water swimming pool and covered terrace invite you to share moments. The park is wooded and not overlooked.

The property benefits from an isolated outbuilding for a liberal activity, games room, workshop, or for rental.

The joinery and electricity have been redone, beautiful high ceilings, old-world charm, alarm, fiber optics, well, and a double garage.

This mansion is the ideal place to live for lovers of the old who are looking for a corner of paradise in a calm and bucolic setting.

The villa can serve as a family home, guest rooms, an event space, an exceptional location for restaurateurs/traders, or even a liberal profession.

Toulouse center: 20km Toulouse - Blagnac Airport: 20km

Actual electricity and heating consumption: approximately EUR5,700/year ENERGY CLASS: D / CLIMATE CLASS: D Estimated average annual energy expenditure for standard use, based on energy prices for 2021, 2022, 2023 : between EUR10,620 and EUR14,420

Information on the risks to which this property is exposed is available on the G  orisques website

Sales agent : Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	1
Price	€1,195,000

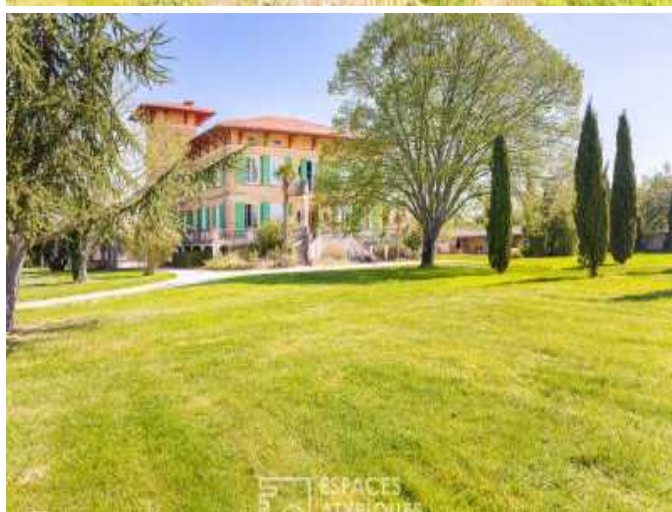
Key Information

Year Built:	1925
Internal Area:	496 sqm
Land Area:	1.4 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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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

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