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Magnificent XVIIIth century chateau 576m² with renovated caretaker's house,...

Carbonne , **Haute-Garonne** , **Occitanie**



€1,360,000

inc. of agency fees

11 Beds 576 sqm 8 ha

Magnificent XVIIIth century chateau 576m² with renovated caretaker's house, numerous outbuildings, a magnificent park planted with numerous hundred year old trees, a lake of more than 2ha, a swimming...

At a Glance

Reference	MFH-MPHG02324	Near to	Carbonne	Price	€1,360,000
Bed	11	Pool	No	Hab.Space	576 sqm
Land	8 ha			Land Tax	N/A

Property Description

Magnificent XVIIIth century chateau 576m² with renovated caretaker's house, numerous outbuildings, a magnificent park planted with numerous hundred year old trees, a lake of more than 2ha, a swimming pool... all on more than 8ha approx. 15min from the amenities of Muret, 3kms from the A64 towards Toulouse/Biarritz, 40kms from Blagnac airport.

Château: Ground floor (240m²): Large entrance 43m², lounge 39m², two dining rooms 27.5 and 34m², two kitchens 11.5 and 33m², 5.7m², lounge with fireplace 47m².

1st floor (241m²): 1st staircase: linen room 7.7m², 4 bedrooms 35m², 24m², 14m² and 13m². Shower room 6m². 3 bedrooms 26m²; 23.5m² and 25m² en suite with bathroom/shower room approx. 7m² each.

2nd staircase: Room 14m², hallway, 2 bedrooms 14 and 17m², shower room 3.5m².

2nd floor: 2 bedrooms 21 and 22m² en suite with shower room 4 and 6m². 3 rooms 11, 15 and 16m² (former chapel)

Part to be renovated: in total 51m² on 3 rooms.

The chateau is in good condition with many character features making it an exceptional residence: old floors, including herringbone parquet, wooden fireplaces... old chapel... it can easily be divided into two independent houses without detracting from the charm of the building.

Caretaker's house: 159m²: Ground floor: Living room 46.5m² with fireplace, hallway, toilet, kitchen 12m², laundry room 3m², office 17m², bedroom 13m² en suite with bathroom 6.8m².

First floor: 11m² crawl space with a 14m² room, two 15m² bedrooms, one of which has an ensuite shower room 6m².

This house has been recently renovated and has mains gas heating and reversible air conditioning on the first floor,

Pigeonnier: 80m²: Ground floor: living room, shower room. 1st floor: 2 bedrooms.

Attached barn 64m². Orangery 40m². 2 garages, one for 4 vehicles.

Extraordinary potential for this exceptional house in a location like no other, easy access to multiple destinations, the A64 is less than 5 minutes away.

Summary

Property type:	Chateau
Bedrooms:	11
Price	€1,360,000

Key Information

Internal Area:	576 sqm
Land Area:	8 ha

Location: Occitanie



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