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## Magnificent XVIIIth century chateau 576m<sup>2</sup> 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 576m<sup>2</sup> with renovated caretaker's house, numerous outbuildings, a magnificent park planted...

### At a Glance

**Reference** MFH-MPHG02324  
**Bed** 11  
**Land** 8 ha

**Near to** Carbonne  
**Pool** No

**Price** €1,360,000  
**Hab.Space** 576 sqm  
**Land Tax** N/A

### Property Description

Magnificent XVIIIth century chateau 576m<sup>2</sup> 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 (240m<sup>2</sup>): Large entrance 43m<sup>2</sup>, lounge 39m<sup>2</sup>, two dining rooms 27.5 and 34m<sup>2</sup>, two kitchens 11.5 and 33m<sup>2</sup>, 5.7m<sup>2</sup>, lounge with fireplace 47m<sup>2</sup>.

1st floor (241m<sup>2</sup>): 1st staircase: linen room 7.7m<sup>2</sup>, 4 bedrooms 35m<sup>2</sup>, 24m<sup>2</sup>, 14m<sup>2</sup> and 13m<sup>2</sup>. Shower room 6m<sup>2</sup>. 3 bedrooms 26m<sup>2</sup>; 23.5m<sup>2</sup> and 25m<sup>2</sup> en suite with bathroom/shower room approx. 7m<sup>2</sup> each.

2nd staircase: Room 14m<sup>2</sup>, hallway, 2 bedrooms 14 and 17m<sup>2</sup>, shower room 3.5m<sup>2</sup>.

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

Part to be renovated: in total 51m<sup>2</sup> 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: 159m<sup>2</sup>: Ground floor: Living room 46.5m<sup>2</sup> with fireplace, hallway, toilet, kitchen 12m<sup>2</sup>, laundry room 3m<sup>2</sup>, office 17m<sup>2</sup>, bedroom 13m<sup>2</sup> en suite with bathroom 6.8m<sup>2</sup>.

First floor: 11m<sup>2</sup> crawl space with a 14m<sup>2</sup> room, two 15m<sup>2</sup> bedrooms, one of which has an ensuite shower room 6m<sup>2</sup>.

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

Pigeonnier: 80m<sup>2</sup>: Ground floor: living room, shower room. 1st floor: 2 bedrooms.

Attached barn 64m<sup>2</sup>. Orangery 40m<sup>2</sup>. 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



## Gallery







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**C. BAUER – Sunday Times**

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