



VOLVESTRE – PROCHE RIEUX-VOLVESTRE

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SELLING PRICE : 1 100 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Just a few minutes from Rieux-Volvestre, in the heart of a lively and friendly village, this 18th-century mansion is set in unspoilt natural surroundings, nestled between the banks of the Garonne, rolling hills and hiking trails.

Built around 1760 by the Marquis de Sers on the site of an ancient medieval fortress, the residence features a structured rectangular layout, flanked by four corner pavilions. Constructed from Toulouse brick, it boasts a balanced classical architecture, highlighted by a projecting cornice and tall, regular windows. The façade and roof are listed as Historic Monuments, as are the remarkable wallpapers in the state drawing room.

Layout:

### Ground floor

The entrance opens onto a vast central hall running the length of the property, harmoniously connecting the reception rooms. The state room, adorned with period wallpaper and a marble fireplace, offers an elegant and cosy atmosphere. A library, a dining room and a bright kitchen complete this living area.

A bedroom and another large room, the use of which can be adapted to suit your needs and preferences (currently a gym, formerly the state bedroom or games room), each extending into a space within the towers that could accommodate an office or shower room, overlook the garden. A beautiful old staircase leads to the first floor.

### First floor

A spacious landing leads to four main bedrooms and a large central living room. The rooms are remarkably spacious, with ceiling heights exceeding four metres, marble fireplaces and large windows flooding the space with light. The corner wings offer additional spaces that can be adapted to suit your needs (office, dressing room or bathroom).

### Outbuildings and outdoor areas

Surrounding the main courtyard, former stables and a wine cellar built from Garonne pebbles bear witness to the estate's past and offer excellent potential for conversion. A separate barn completes the property.

At the rear, a walled garden, with classical-inspired layouts still visible, features fountains and a swimming pool area, all within an intimate and sheltered setting.

A property full of character, combining medieval heritage, 18th-century elegance and the gentle way of life in the heart of the Volvestre region.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	-
Land area (m2) :	4,700 m <sup>2</sup>	room number :	-	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	E	Gaz consumption assessment :	B
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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