



EXCEPTIONAL ESTATE AT THE GATES OF TOULOUSE



SELLING PRICE : 2 475 000 €

CONTACT : KARINE GALIBERT - MOBILE PHONE +33684108403
EMAIL : K.GALIBERT.TOULOUSE@BARNES-INTERNATIONAL.COM

46 RUE DU LANGUEDOC
31000 TOULOUSE



PHONE : +33 5 61 75 70 65
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Just 20 minutes from Toulouse, 35 minutes from Albi, and 40 minutes from Montauban, this historic 18th-century residence offers an idyllic setting that combines charm, history, and versatility. Nestled in the heart of a three-hectare park, it seamlessly blends private use with professional opportunities (events, accommodations, seminars).

A Rich History and Preserved Heritage

The estate's history dates back to the 11th century when Benedictine monks established a priory on the site. It endured through the centuries before being acquired in the 16th century by Jean de Gineste, Baron of Mézens and Chief Magistrate of Toulouse. Legend has it that the monks sold the monastery to contribute to the ransom of King Francis I, who was captured at the Battle of Pavia in 1525.

Later, the priory was destroyed, leaving only its chapel, and a first medieval-style château was built. In 1780, under the influence of Jacquette de Gineste and her husband, Jean-Benoît du Cos, Viscount of La Hitte, the current building was constructed, adopting a classical style inspired by Tuscan architecture.

Remarkable Architecture and Spacious Interiors

Built with traditional brickwork, this elegant residence features vast interiors, impressive ceiling heights, and carefully preserved period elements: enfilades of salons with original parquet floors, majestic fireplaces, and large windows that provide optimal brightness.

The estate is structured over four levels:

Ground floor: technical area (boiler room, storage, workshop) and the château's former kitchens, now renovated to accommodate up to 40 guests.

First floor (360 m²): multiple reception rooms, an office, a kitchen with a pantry, and three bedrooms with en-suite bathrooms.

Second floor (360 m²): eight bedrooms, each with its own unique style and private bathroom.

Attic (370 m²): a vast space with significant potential for additional development.

Event-Friendly Facilities

Two wings complement the main residence:

East Wing (380 m²): a grand 190 m² reception hall accommodating up to 160 guests, catering space, cloakroom with restrooms, storage areas, covered arcades, and two orangeries.

West Wing: a deconsecrated chapel, reception spaces, storage areas, a garage, and an independent guesthouse with three bedrooms (approx. 120 m²).

A Natural Setting with Significant Potential

The three-hectare park features themed gardens, a swimming pool, and a beautifully landscaped estate. With a hosting capacity of approximately 50 guests and an existing reservation calendar extending into 2025 and 2026, this property still offers strong development prospects, particularly in fine dining and event hospitality.

A rare opportunity for history enthusiasts seeking to combine private residence and professional activity in a preserved natural setting.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	-
Land area (m2) :	30,000 m ²	room number :	20	Bedrooms :	11
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	D	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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