



19TH-CENTURY MANOR OF DISTINCTION NEAR TOULOUSE



SELLING PRICE : 1 890 000 €

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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

Less than 30 minutes from Toulouse, in a preserved natural environment, this elegant Napoléon III-style estate rises at the heart of a beautifully landscaped park spanning nearly 3 hectares. Once a 19th-century wine-producing property, it captivates with its bourgeois architecture, generous volumes, and the authentic charm of its original features: parquet floors, ornate moldings, antique doors, decorative ceilings... all lovingly preserved, lending the entire property a truly rare character.

The main residence offers approximately 1,000 m² of living space across several levels. It includes a spacious 38 m² dining room, three bright reception lounges, two kitchens, a study, twelve bedrooms—several of which are suites—ten bathrooms or toilets, as well as an independent apartment of around 100 m².

A large outbuilding of approximately 200 m² completes the estate. It can be adapted to suit a variety of needs: reception hall, guesthouse, studio, offices, or a dedicated space for professional or event-related activities. The generous volumes, the layout of the property, and the quality of its surroundings make it perfectly suited to both private and professional uses, all while respecting the tranquility of the site.

The park, fully maintained and landscaped, features an automatic irrigation system fed by a plentiful natural spring. The salt-treated swimming pool, positioned above the river, offers expansive views of the surrounding countryside and a serene setting for relaxation. The property is also equipped with a mains gas central heating system, a fully compliant septic system, and a roof that was entirely renovated in 2022. It is sold fully furnished and equipped, ready to be lived in or operated from day one.

Ideally located at the crossroads of Toulouse, Albi, and Montauban, the estate offers easy access to all amenities and major transport routes (motorway, train station, airport), while maintaining true privacy. The surrounding natural and cultural heritage adds to the appeal of this truly unique place—at once discreet, poetic, and rich in history.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	1,000 m ²
Land area (m2) :	-	room number :	20	Bedrooms :	12
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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