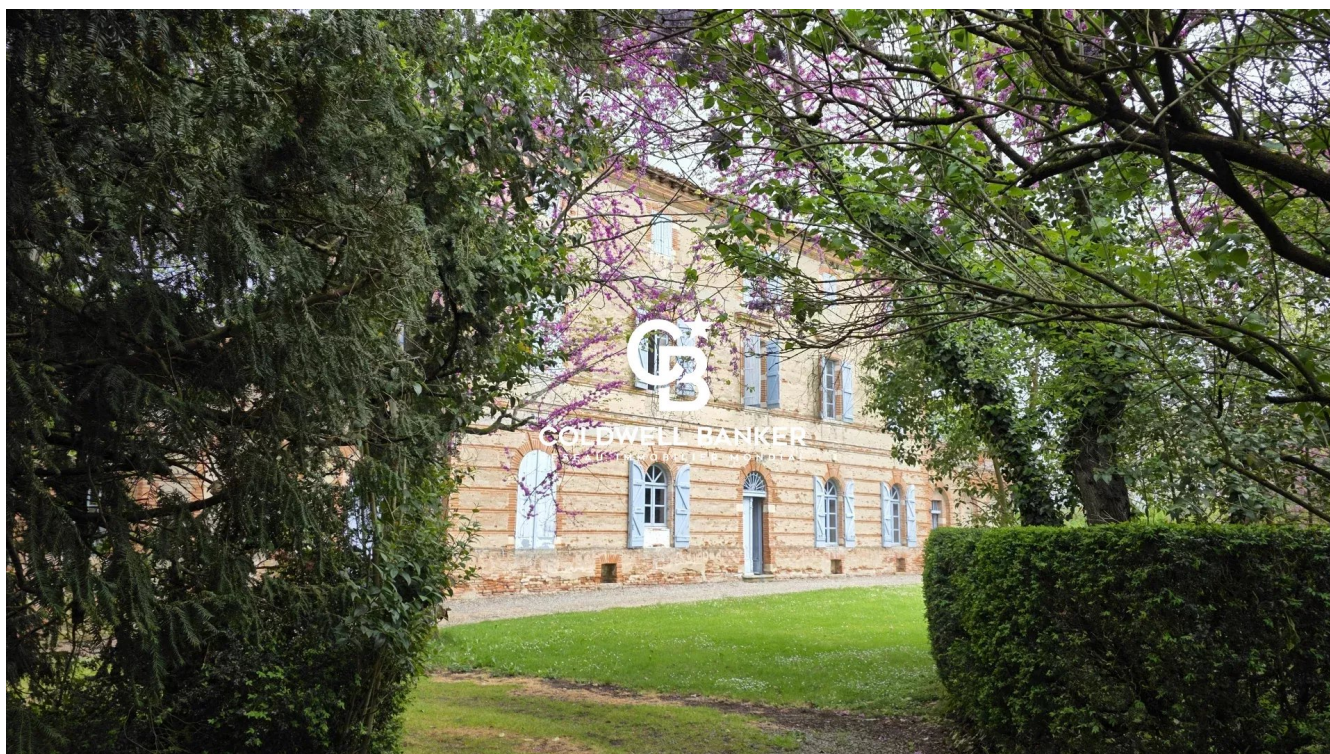


Château Toulouse 584 m²



PRIX DE VENTE : 997 500 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

At the heart of an approximately 1.8-hectare wooded park, this 19th-century château reveals its elegant silhouette in traditional Toulouse brick, emblematic of the region's architecture. Built upon the remains of a former medieval fortress, the property feels suspended in time, where history lingers in every perspective.

Offering approximately 584 sqm of living space, the château features generous reception rooms filled with natural light, enhanced by impressive ceiling heights, period fireplaces, wood panelling and authentic details reflecting the discreet nobility of distinguished residences.

Preserved in its authenticity, the château retains a rare soul and elegant simplicity, offering exceptional renovation potential.

To the rear, a vast terrace opens onto the park canopy, creating an intimate and peaceful setting ideal for summer entertaining.

The landscaped grounds include several historic outbuildings and a large brick well adorned with wrought iron. Further on, a swimming pool blends naturally into the surroundings, framed by two brick towers inherited from the former fortress.

Ideally located only 10 minutes from Toulouse-Blagnac International Airport, 5 minutes from the MEETT Exhibition Centre and 20 minutes from Toulouse city centre, the property combines character, accessibility and quality of life.

An inspiring residence, equally suited to prestigious family living, boutique hospitality, refined guest accommodation, artistic retreat or exclusive professional headquarters.

Image no. 4 shows a 3D design proposal illustrating the property's potential. Image no. 5 is a real photograph of the property in its current condition.

Price: €997,500 (agency fees included, payable by the seller)

Energy rating: F – Estimated annual energy costs: between €18,020 and €24,440.

Information regarding risks to which this property is exposed is available at www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Château	Surface :	584.0 m ²	Taxe foncière :	€6.00
NB de pièces :	19 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

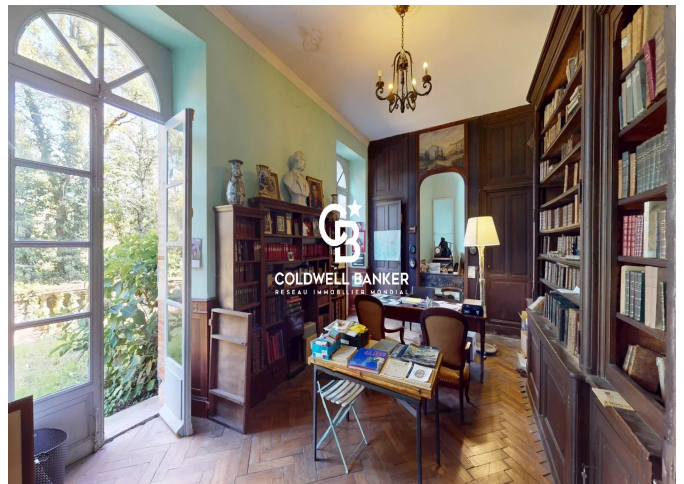
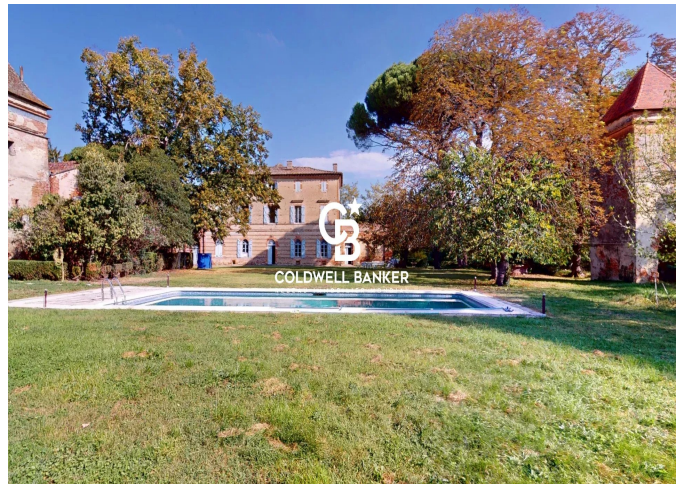
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 256

Indice d'émission de gaz à effet de serre (GES) : F 74



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