

Prestigious chateau 800m2, 15 rooms, reception room 200 m2. Outbuildings 600m2, parkland of 16000m2.



## INFORMATION

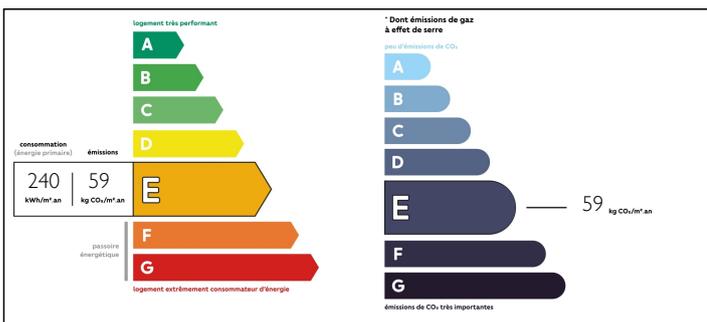
Town:	Cazères
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	800 m2
Plot Size:	16000 m2



## IN BRIEF

19th century château with 800 m2 of living space, 15 rooms, enclosed grounds with trees over a hundred years old. The residence features a 200m2 reception room with rounded boudoir. 3 superb fireplaces to warm this room full of authentic charm. Period parquet flooring, Venetian crystal chandelier. 2 other lounges, two halls with stone and wooden staircases. 6 bedrooms, 3 shower rooms and 2 bathrooms. Private living room and kitchen. First floor: 4 bedrooms, bathroom. A 270 m2 plateau is in need of complete renovation. Outbuilding of 600 m2 on 2 levels with independent external access. The property benefits from being in both the countryside and the town. Just 2 minutes from the town centre.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property offers great potential: gîtes, chambres d'hôtes, events and even commercial or craft projects. The town has a circular layout, rich in heritage. Numerous cultural events, fairs and exhibitions.

45 minutes from Toulouse, close to the SNCF station and services, and close to the A64 motorway.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

## NOTES