

Magnificent Renaissance-style château with 9ha land, 2 gîtes and pool, 30 minutes from Toulouse



INFORMATION

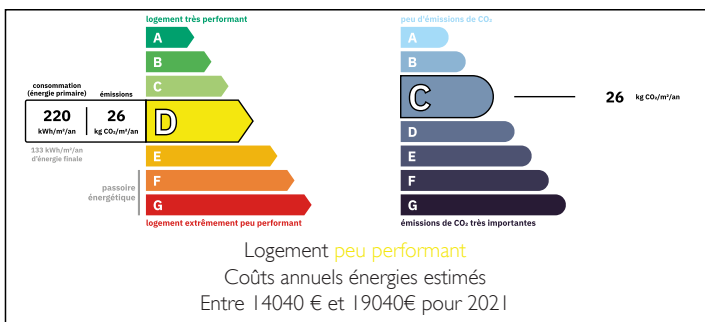
Town:	Caraman
Department:	Haute-Garonne
Bed:	24
Bath:	16
Floor:	1500 m2
Plot Size:	90000 m2

IN BRIEF

Listed 15th–17th century Renaissance château on 9 hectares of grounds with French-style gardens, terraced ponds, lake, and ancient trees. 900 m² of living space with 19 bedrooms (8 suites), historic reception rooms, and a listed chapel. Includes a converted orangery, 250 m² event space, professional kitchen with 160 m² dining area, and 2 gîtes for 16 guests. Heated pool set in a peaceful, historic landscape. Formerly owned by the De Villeneuve family, with ties to French royalty. A rare opportunity to create a luxury residence or hospitality project in a site steeped in history.

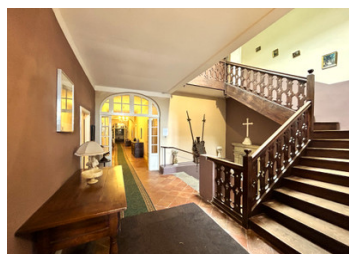


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 12119 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set amidst 9 hectares of landscaped grounds, this extraordinary chateau — built between the 15th and 17th centuries in Renaissance style — is officially listed as a Monument Historique of France. A timeless masterpiece, it invites you to walk in the footsteps of nobility, poets, and kings.

Beyond its elegant stone façade, you'll discover 900 m² of living space, including 19 bedrooms, 8 of which are suites, and a series of historic reception rooms retaining their original features: stone fireplaces, carved woodwork, and centuries-old parquet.

A listed chapel graces the first floor, while the gardens unfold in true French style, with terraced water basins, a private lake, and century-old trees creating an atmosphere of grandeur and serenity.

A Place for Living, Hosting, and Creating
The chateau offers rare versatility:

A converted orangery now serves as a refined reception area

A dedicated 250 m² event space

A professional kitchen with two adjoining dining rooms (160 m²)

Two gîtes accommodating up to 16 guests

A heated pool, seamlessly integrated into the estate's historical ambiance

Five Centuries of Prestige

Once home to the De Villeneuve family, allies of the Counts of Toulouse and the Kings of France, the chateau still echoes with stories. Its former defensive moats, now elegant water features, speak of transformation through time. The architecture, blending Renaissance and Neoclassical elements, tells its own rich tale.