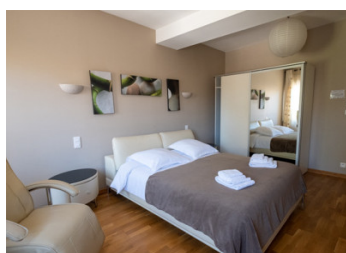
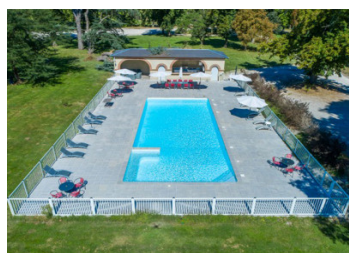


Château Majestueux aux Portes de Toulouse – Domaine Clé en Main pour Projet Haut de Gamme



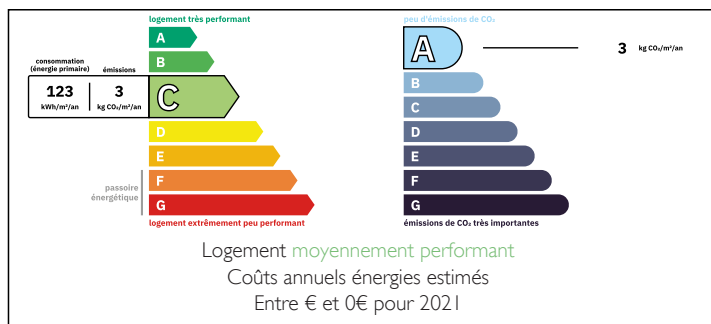
INFORMATION

Town:	Grenade
Department:	Haute-Garonne
Bed:	16
Bath:	0
Floor:	2600 m2
Plot Size:	100000 m2

IN BRIEF

Majestic 19th-century château set on 10 hectares, just 23 km from Toulouse Airport and 15 min from the future TGV station. Offers 2,600 m² of living space, 22 rooms and 16 bedrooms – ideal for luxury hospitality or event projects. Includes a 600 m² orangery, 100 m² catering area, 50 m² changing rooms, capacity for 350 guests, and parking for 170 cars. A 1,150 m² accommodation building includes T2 apartments and a 240 m² villa, fully renovated. Leisure features: 17×7 m pool with summer kitchen, lake, and tennis court. Planning permission for 2,000 m² more. Sale includes operating company and tax benefits.

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 habitation: EUR

NOTES

DESCRIPTION

Set in the heart of a 10-hectare estate, just 23 km from Toulouse International Airport and 15 minutes from the future high-speed TGV station, this magnificent 19th-century château offers a rare combination of architectural grandeur, prime location, and commercial potential.

The château spans 2,600 m² of interior space, including 22 rooms and 16 bedrooms, making it ideal for a wide range of high-end ventures: luxury hospitality, prestigious events, private receptions, seminars, or an exclusive residence.

Exceptional Facilities for High-End Projects

600 m² orangery, perfect for weddings and receptions

Professional catering space (100 m²) with full kitchen

Changing rooms and restrooms (50 m²)

Capacity for up to 350 guests

Parking for 170 vehicles

A 1,150 m² renovated accommodation building includes several T2 apartments and a 240 m² villa, ready for immediate use. Additional amenities include a 17x7 m swimming pool with summer kitchen and terrace, a private lake, and a tennis court.

Heritage and Expansion Potential

The château's exterior and roof have already been fully renovated; the interiors are ready to be redesigned to suit your vision. Planning permission has been granted for up to 2,000 m² of additional construction, offering further development potential.

The sale includes the operating company and real estate assets, facilitating a smooth transition of ongoing business (weddings, seminars, etc.). Significant tax advantages are available.