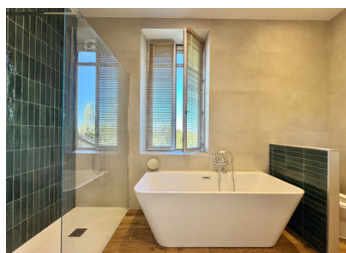


Beautifully restored 17th-Century School House with Superb 4 bed Guesthouse, Pool, & Historic Character



INFORMATION

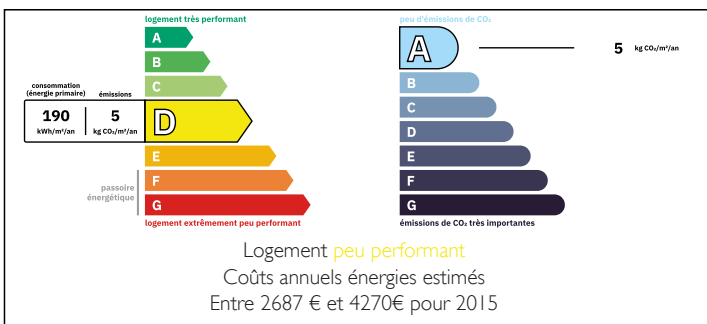
Town:	Grenade
Department:	Haute-Garonne
Bed:	8
Bath:	5
Floor:	470 m2
Plot Size:	2876 m2



IN BRIEF

Stunning 17th-century manor in a picturesque village, just 35 minutes from Toulouse and its international airport. The 4-bedroom main house offers grand, light-filled rooms with 3 m high ceilings, a modern kitchen, library lounge, and elegant bathrooms, perfectly blending historic charm with contemporary comfort. Original flagstone floors and carefully preserved period details add character throughout. There are 2 further bedrooms on the second floor to finish. The fully furnished 4-bedroom guesthouse opens onto a landscaped garden with a 40 m² pool, ideal for entertaining or family stays. Enjoy peaceful surroundings with superb château views. Once a village school, this beautifully restored property now provides a luxurious family home or lifestyle retreat, with the gîte generating approx. €23,000/year and excellent potential. A rare combination of space, light, character, and elegance in one of southwest France's most sought-after locations.

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: 4154 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A magnificent 17th-century stone manor, fully restored in 2022, offering an exceptional blend of historic character, modern comfort, and expansive living spaces. Once the village girls' school, the property now exudes elegance and grandeur, with light-filled rooms, 3 m high ceilings, original flagstone floors, and finely preserved period details that celebrate its heritage.

Set in a peaceful historic village just 30 minutes from Toulouse-Blagnac Airport, the main house spans approximately 360 m², with grand reception rooms perfectly proportioned for family life or entertaining. The ground floor features a bespoke kitchen, a cosy library lounge, and a large living room that opens seamlessly onto the landscaped gardens. Upstairs, four generous bedrooms, two shower rooms, and a family bathroom provide luxurious family accommodation, complemented by two attic bedrooms ideal for guests, hobbies, or private retreats.

The separate 138 m² guesthouse is equally impressive, with an open-plan kitchen and lounge, a ground-floor master suite, and three bedrooms upstairs. Sold fully furnished, it is immediately ready for family, guests, or holiday rentals.

The 2800 m² landscaped grounds include a 10 x 4 m pool, perfect for entertaining, and a nearby lake adds a serene, poetic backdrop. With its gîte generating approx. €23,000/year and excellent potential, the property combines family living, lifestyle flexibility, and income opportunities.

A rare southwest France estate of grandeur, space, light, and character, perfectly suited as a distinguished family home, a refined lifestyle retreat, or a high-end property with income potential. A truly exceptional opportunity in a historic, sought-after village near Toulouse.

Property details:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr