

Exceptional Medieval Château with Guest Accommodation, Pool and Development Potential Near Toulouse



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Vallègue
Department:	Haute-Garonne
Bed:	6
Bath:	5
Floor:	535 m2
Plot Size:	3100 m2

IN BRIEF

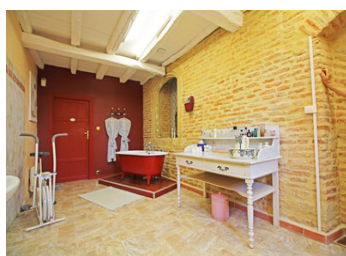
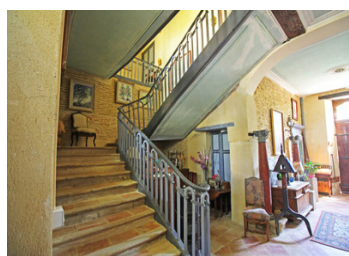
The opportunity to own a real piece of history. This impressive chateau, listed as a historic monument, is ideally situated in a peaceful Lauragais village surrounded by countryside but with amenities just a few minutes away.

Elements of the property date from the 13th century, with a beautiful, unified facade that overlooks a mature garden, including a pool and plenty of space for outside dining or entertaining. Multiple outbuildings including a three storey barn and the former armoury of the chateau allow countless possibilities for development.

The property currently functions as a successful B&B with 6 bedrooms and 5 bathrooms, it could equally become an impressive family home. Stunning high ceilings and character features are found throughout the property with two kitchens and a large main dining room.

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: 2008 EUR

NOTES

DESCRIPTION

In the centre of a peaceful village, discover this remarkable 13th century château, a rare piece of Lauragais history that once formed part of the village fortifications. Sitting in the middle of a large plot, the property is accessed by an impressive metal gate into a spacious entrance, with parking for multiple vehicles.

The beautiful facade of the chateau, with high windows and beautiful brick walls, typical of the region, dominates the front garden. There are mature trees and established shrubs, a swimming pool, and plenty of space to entertain, enjoy a meal, or relax in the peaceful village atmosphere.

Through the large main wooden door there is a generous central hallway with access to the downstairs living spaces and the upstairs bedrooms. On the ground floor all the rooms benefit from high ceilings and plenty of light through the château's tall original windows. There is a formal dining room, the former chateau kitchen, a living room, a games room and a cosy office or living area and ground floor bedroom next to another kitchen. A downstairs toilet and multiple storage rooms with vaulted ceilings complete the ground floor of the main building.

On the first floor the property has been perfectly adapted to serve as a bed and breakfast. There are five bedrooms, including a suite with a living area and each benefiting from its own bath or shower room. On the east side of the property there is a magnificent terrace...