

# CHATEAU



HAUTE GARONNE • FRANCE



## A DREAM OF A FRENCH CASTLE AMIDST SCENIC SURROUNDINGS

IN THE AREA CLOSE TO THE PYRENEES CALLED HAUTE GARONNE THIS PERFECTLY RENOVATED FRENCH CHATEAU IS LOCATED IN A RURAL SETTING. LOCATED CENTRALLY NEAR TOULOUSE WITH AN INTERNATIONAL AIRPORT AND YET IN A QUIET AREA NEAR MEDIEVAL VILLAGES WITH SPLENDID HILLTOP VIEWS TO THE LANDSCAPE AND TO THE PYRENEES.

THE CHATEAU ITSELF IS BUILT IN THE LOCAL RED BRICKS WITH WHITE SHUTTERS AND WITH FOUR ELEGANT SPIRES.

THIS COULD BE A PLACE TO REALIZE YOUR DREAM OF HAVING TIME FOR REFLECTION, CREATIVITY, GASTRONOMY, HORSE RIDING, LONG WALKS, BICYCLING, SWIMMING AND EXCURSIONS TO THE LOCAL FLEA MARKETS AND WINE PRODUCERS. CLOSE TO SKI AREAS.



THERE ARE THREE SUPERB WELL-APPOINTED RESIDENTIAL BUILDINGS INCLUDING THE MAIN CHATEAU ALL COMPLETELY REFURBISHED.

THE MAIN CHATEAU IS PERFECTLY RENOVATED AND IS A COMFORTABLE LOW MAINTENANCE FAMILY HOME AND IS APPROX. 600 M<sup>2</sup> INTERNALLY WITH LARGE EXTERNAL SOUTH FACING TERRACE. THE BUILDING HAS CENTRAL HEATING AND AIR-CONDITIONING.

COMPRISING: LIGHT AND AIRY LIVING ROOM WITH FIREPLACE IN ITALIAN MARBLE AND DINING ROOM WITH ACCESS TO THE SOUTH FACING TERRACE WITH MAGNIFICENT VIEWS. LARGE STUDY EQUIPPED FOR INTERNATIONAL COMMUNICATIONS. FULLY EQUIPPED KITCHEN AND LAUNDRY. ON FIRST FLOOR THREE MAIN BEDROOMS EACH WITH EN-SUITE BATHROOM AND DRESSING FACILITIES. ON SECOND FLOOR SEPARATE TWO BEDROOM ATTIC APARTMENT.







THE SECOND RESIDENTIAL BUILDING IS BUILT AS A SEPARATE GUEST HOUSE OF APPROX. 250 M<sup>2</sup>.

COMPRISING: TWO BEDROOMS, A LIVING AREA PLUS A MEZZANINE WITH SITTING AREA, WHICH COULD BE A THIRD BEDROOM. THIS HOUSE BENEFITS FROM TWO TERRACES WITH VIEWS AND IS CENTRALLY HEATED.

THE THIRD RESIDENTIAL BUILDING IS DIVIDED INTO THREE APARTMENTS WITH A TOTAL AREA OF APPROX. 300 M<sup>2</sup> AND ALL WITH CENTRAL HEATING. TWO APARTMENTS CAN ACCOMMODATE TWO TO THREE PERSONS

RESPECTIVELY. THE THIRD APARTMENT IS A SELF CONTAINED RESIDENCE OF THREE BEDROOMS AND LARGE LIVING ROOM PLUS FULLY EQUIPPED KITCHEN AND BATHROOM. THIS RESIDENCE IS USUALLY AVAILABLE TO A LIVE IN COUPLE ACTING AS CARETAKERS AND GARDENERS TO THE PROPERTY AND WHO ALSO PROVIDE CLEANING AND COOKING FOR OWNERS AND GUESTS.

SATELLITE TV AND WI-FI CONNECTIONS AVAILABLE TOGETHER WITH SECURITY ALARM SYSTEM AND CCTV CAMERAS.

ADDITIONAL OUTBUILDINGS CONSIST OF THREE CAR GARAGE, EQUIPMENT AND STORAGE SHEDS AND FIVE HORSE STABLES INCLUDING A HORSE ARENA.

25 METER HEATED OUTDOOR SWIMMING POOL WITH COVERED TERRACE, SHOWER AND CHANGING ROOM TOGETHER WITH COOKING FACILITIES.







## F ACTS

BUILDINGS OF 1.400 M<sup>2</sup>

APPROX. 10 HECTARE OF LAND

5 HORSE STABLES

HORSE ARENA

25 M HEATED SWIMMING POOL

POOL HOUSE WITH SHOWER  
AND OUTDOOR KITCHEN

WELL MAINTAINED PARK WITH LAKE

POSSIBLE TENNIS COURT  
AND/OR HELIPAD

FRENCH PROPERTY TAXES  
YEARLY 9.000€

GUARDIAN AVAILABLE BY AGREEMENT.

MATURE GARDENS WITH LAKE SET IN  
APPROXIMATE 10 HECTARE OF WELL MAINTAINED  
UNDULATING LAND.

THE PROPERTY IS CURRENTLY USED BY  
THE OWNERS AND RECENTLY OPENED FOR  
TAKING PAYING GUESTS. APPROXIMATE  
MONTHLY EXPENSES SUCH AS ELECTRICITY,  
WATER, GARDENER, MAINTENANCE, FUEL,  
MOTORVEHICLE ARE AVAILABLE BY REQUEST.

POTENTIAL FOR EXTENSIONS TO EXISTING  
BUILDINGS AND/OR ESTABLISHMENT AS A  
BOUTIQUE HOTEL.





## HISTORY

ORIGINALLY THE CASTLE WAS BUILT BY MONKS IN THE 1100S, AND SUBSEQUENTLY DESTROYED. IT WAS REBUILT IN THE 17<sup>TH</sup> CENTURY AND PUT INTO USE BY A FRENCH NOBLEMAN. AGAIN LATER PARTLY DESTROYED AND REINSTATED IN THE EARLY 19<sup>TH</sup> CENTURY. THE FORMER MONKS HAD THEIR OWN WINE PRODUCTION IN THE GROUNDS SURROUNDING THE CASTLE AND IT IS BELIEVED THAT NAPOLEON'S ARMY PASSED THROUGH THE CHATEAU ON THEIR RETREAT FROM SPAIN.



## DECORATION

IN THE GARDEN ARE ITALIAN MARBLE STATUES AND IMPRESSIVE URNS, AND THE LARGE FIREPLACE IN THE LIVING ROOM IS MADE FROM MARBLE STONES IMPORTED FROM ITALY. IN THE MIDDLE OF THE COURTYARD THERE IS AN IMPOSING UNIQUE BRONZE STATUE.

ALSO INSIDE THE CHATEAU THERE ARE SMALL STATUETTES IN WHITE MARBLE PLACED IN NICHE AT THE DINING ROOM.





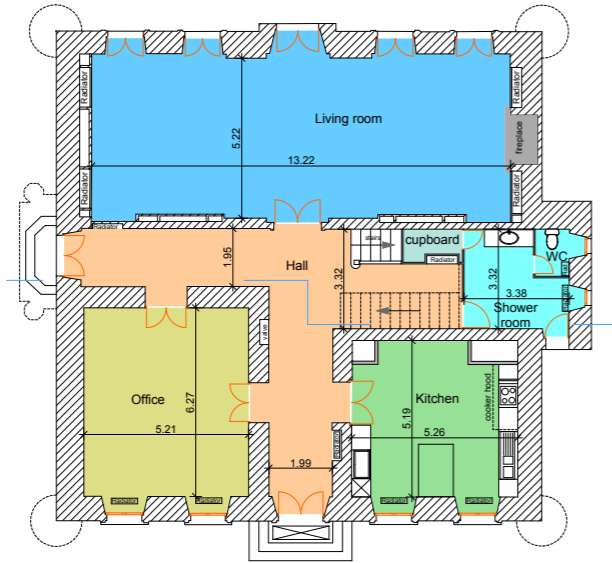


THE BATHROOM EN SUITE TO THE MASTER BEDROOM ON 1ST FLOOR IS MADE OF MARBLE FROM CHINA'S JADE AREA AND IN CONNECTION IS A WALK IN CLOSET. THE LIGHT AND AIRY KITCHEN IS FULLY EQUIPPED.

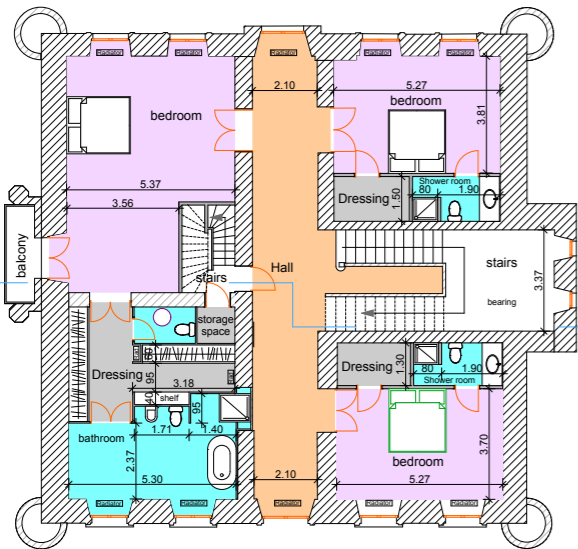
IN THE GUEST HOUSE IS AN IMPRESSIVE ORIGINAL FIREPLACE AND CHARMING BEAMS.



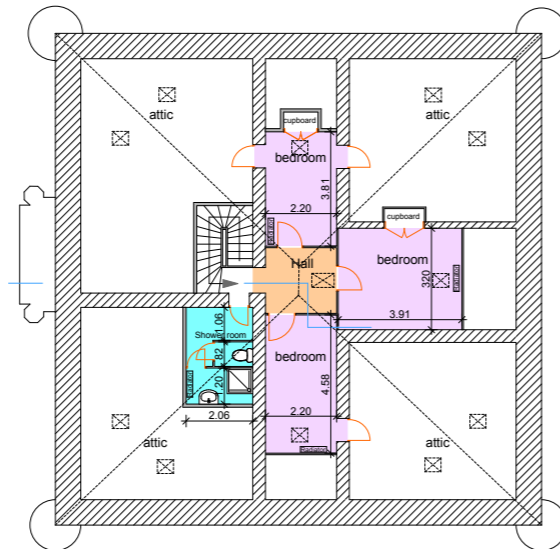
CASTLE  
GROUND FLOOR



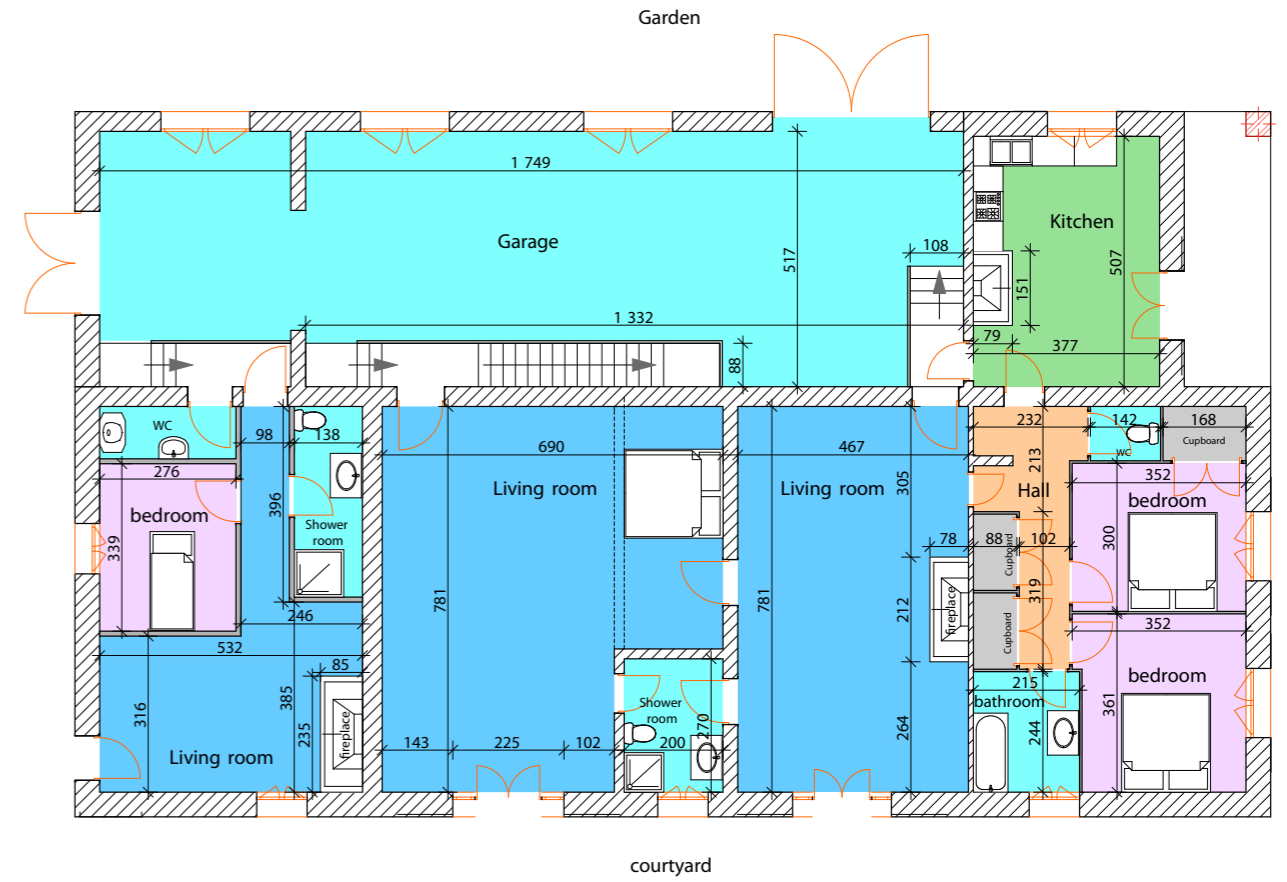
FIRST FLOOR

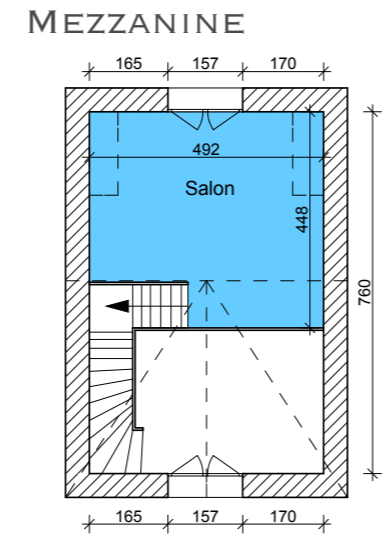
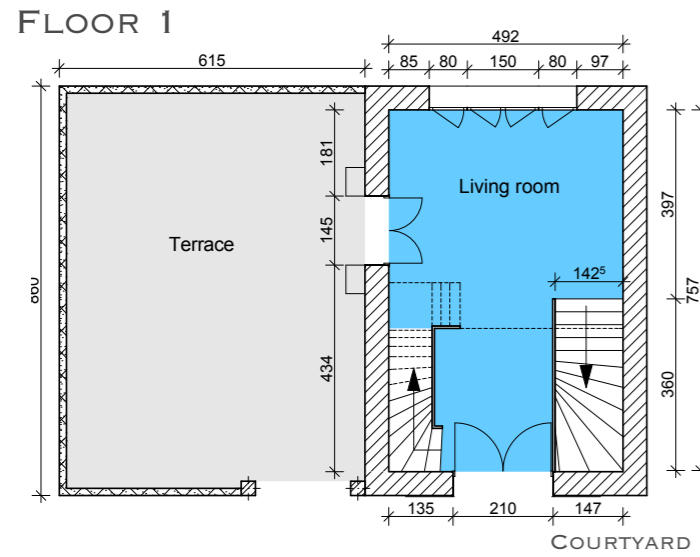
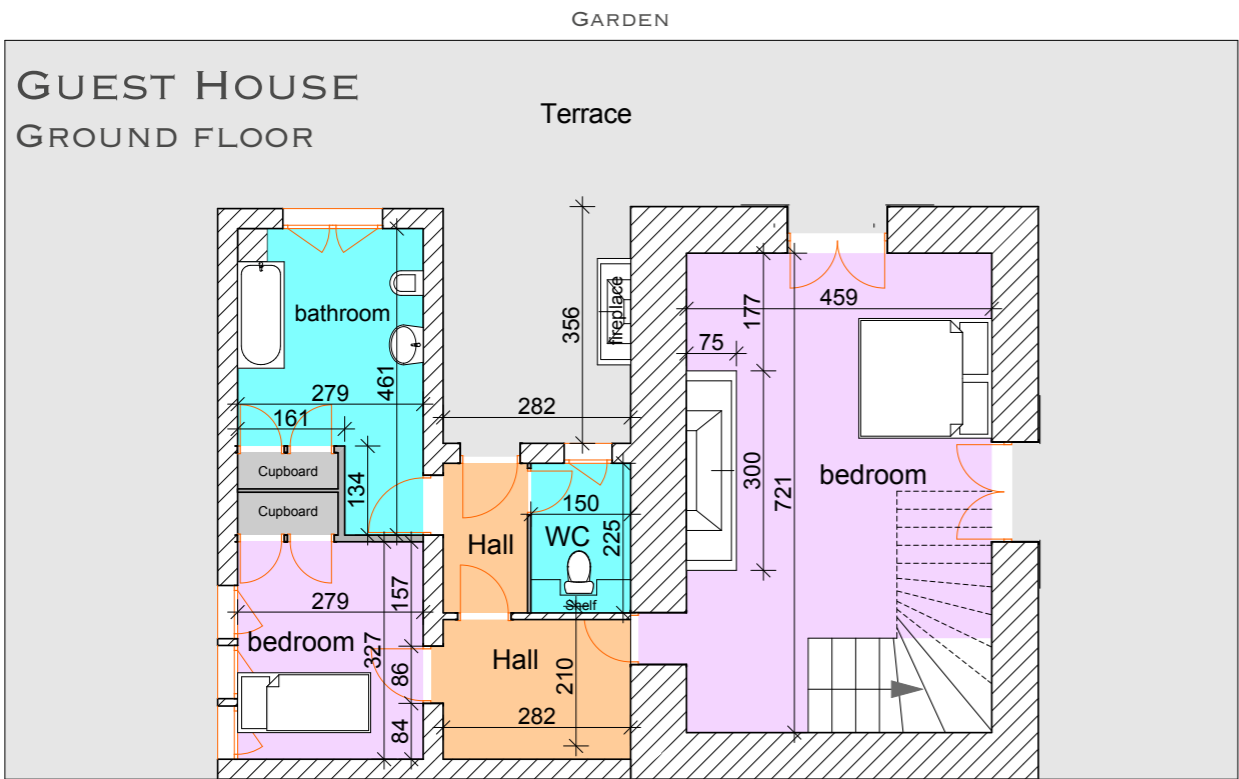


ATTIC FLOOR



RESIDENTIAL BUILDING  
FLOOR 0





**FRACTIONAL OWNERSHIP  
POSSIBLE**

THE LEGAL CONCEPT OF FRACTIONAL OWNERSHIP IS NOT NEW. THERE ARE MANY SUCH FORMS, WHICH RANGE FROM TIME SHARING BY A LARGE GROUP OF PERSONS, WHO DO NOT KNOW EACH OTHER, TO SPECIFIC JOINT OWNERSHIP BY A SMALLER GROUP OF TWO OR MORE PERSONS, WHO ARE RELATIVES, COLLEAGUES OR FRIENDS.

IN THE CASE OF OWNERSHIP BY SEVERAL PERSONS THE MOST PRACTICAL FORM IS VIA A FRENCH SCI, A FRENCH, SOCIÉTÉ CIVILE IMMOBILIÈRE, IN WHICH THE OWNERS HOLD SHARES EITHER EQUALLY OR IN DIFFERING PROPORTIONS.

THE RIGHTS OF THE SHAREHOLDERS TO USE THE PROPERTY ARE THEN GOVERNED BY THE ARTICLES OF THE COMPANY. THESE PROVISIONS CAN BE AS FLEXIBLE AS THE PARTIES REQUIRE AND CAN ALWAYS BE VARIED BY AGREEMENT. POWER CAN BE GIVEN TO LET THE PROPERTY TO A 3RD PARTY AND INCOME FROM LETTING WILL OFFSET EXPENSES.

THE CHATEAU IS ALREADY OWNED BY AN SCI AND ENABLING A PURCHASER TO ACQUIRE THE EXISTING SHAREHOLDING. IT MAY THEREFORE BE POSSIBLE TO AMEND THE EXISTING ARTICLES OR BYLAWS TO ACCOMMODATE THE FOREGOING. ALTERNATIVELY A NEW SCI CAN BE FORMED FOR THE PURCHASE.

**LOCATION**

APPROXIMATE DRIVING TIMES TO OTHER LOCATIONS AS FOLLOWS:

- 45 MINUTES TO TOULOUSE BLAGNAC INTERNATIONAL AIRPORT OR CENTRAL RAIL STATION (GARE MATABIAU)
- 1 HOUR TO THE ROMAN FORTIFIED CITY OF CARCASSONNE DECLARED AS A WORLD HERITAGE SITE.
- 1 TO 2 HOURS TO FRENCH PYRENEES SKI RESORTS AND THERMAL SPAS
- 1 TO 2 HOURS TO LEADING GOLF COURSES
- 3 HOURS TO THE GOLFE DU LION AND MEDITERRANEAN TO THE EAST
- 3 HOURS TO THE BAY OF BISCAY AND FRENCH COASTAL RESORTS OF BIARRITZ AND ST. JEAN-DE-LUZ TO THE WEST
- 3 HOURS TO BORDEAUX
- 4 HOURS TO THE TAX FREE COUNTRY OF ANDORRA LOCATED IN THE PYRENEES AND THE HIGHEST INHABITED COUNTRY IN EUROPE.
- 4 HOURS TO SPAIN'S COSTA BRAVA WITH ITS SUN POILT FISHING VILLAGES, SHELTERED ROCKY CAVES AND MEDIEVAL VILLAGES.
- 5 HOURS TO BARCELONA
- MEDIEVAL TOWNS SUCH AS LEZAT SUR LESE, SAINT SURPLICE, SAINT-YBARS, RIEUX AND OTHERS ALL NEARBY



