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## Renovated mansion with outbuilding in Villeneuve-de-Rivière

Haute-Garonne , Occitanie



€650,000

inc. of agency fees

7 Beds      395 sqm      0.95 ha

Between Toulouse and the Pyrenees, north of Saint-Gaudens, this charming house of nearly 400sqm with an outbuilding offers an ideal setting for a primary...

### At a Glance

**Reference** MFH-EAT11316

**Bed** 7

**Land** 0.95 ha

**Near to** Toulouse

**Pool** No

**Price** €650,000

**Hab.Space** 395 sqm

**Land Tax** N/A

### Property Description

Between Toulouse and the Pyrenees, north of Saint-Gaudens, this charming house of nearly 400sqm with an outbuilding offers an ideal setting for a primary or secondary residence, combining authenticity and generous volumes. The tone is set from the original double-leaf gate: here, charm works instantly. The main façade reveals itself in all its nobility, inherited from the Directoire era. Carefully restored by its owners, the house seduces from the entrance, marked by the prestigious office of Admiral Castex, the first occupant of the premises. Natural light bathes all the rooms and reveals a fluid circulation typical of the period. The living space, designed for conviviality, consists of various lounges: the main living room with a bow window bathed in light and a billiard/dining room area. The kitchen, well positioned between these reception rooms, has been expertly designed. The interconnecting circulation, faithful to the style of the period, leads to a second intimate living room as well as a bedroom on the ground floor. A former service corridor leads to a back kitchen, the boiler room, the wine cellar, and the garage. To finish with the ground floor, a suite is located at the far end of the main body of the property, preserving independence and privacy. All the rooms on the ground floor open to the exterior and benefit from up to three exposures, with a direct view of the main courtyard and the landscaped garden of nearly one hectare, adorned with century-old trees. The upper level is dedicated to relaxation, with 5 to 6 elegant bedrooms, including a beautiful master suite, offering refined comfort, perfect for a large family or guests. The possibilities are, here too, multiple. Each wing of this property can function autonomously, making the place equally suitable for a family residence as for a reception or reception project. Set aside, an early 20th-century outbuilding opens the way to numerous possibilities: professional activity, artist's studio, and independent dwelling. On two levels, two dwellings could be created to accommodate friends, family, or professionals. A confidential address for those who dream big and live outside the box.

Summary

Property type:	House
Bedrooms:	7
Price	€650,000

Key Information

Year Built:	1800
Internal Area:	395 sqm
Land Area:	0.95 ha
Has a Garden	Yes

Location: Occitanie



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**S. and L. BROWN**



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