



Beautiful Domain With Main House, Guest House, Reception Room And Annexes On 32888 M2 Of Land With Views Great Potential



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 756,000

Location

Pays:	France
Indicatif régional:	81100
Soumis:	11/08/2025

Description:

Hamlet without shop, located at 5 minutes from Saint Germain des Pres, 25 minutes from Castres and 1 hour from Toulouse (very soon only 30 minutes with the motorway).

Unique ! Beautiful domain dating from the 18th century offering a main house (former Lauragaise farm), an independent gite (guest house), a reception room, a leisure room (dance, yoga:), a stone barn that could be renovated and many annexes, on 32888 m2 of land with an above ground pool, beautiful and peaceful views on field and wood ! A pleasant spot that offers many possibilities ! Currently runned as a business activity for events (wedding, anniversary:) which can continue (using the same commercial name, internet websites, all 2025 bookings:). Of course, this property can also simply be used as a spacious family house. Great potential !

Reception room and its annexes of 351 m2

Ground = Wedding/anniversary room of 145 m2 (high ceiling of more than 6m) + bar area of 10 m2 + leisure room of 42 m2 (dance, yoga:) + changing room of 18 m2 (3 WC, one with accessibility for people with reduced mobility and 1 shower) + kitchen of 22 m2 (space for the caterer upto ERP standards).



1st = Mezzanine of 12 m² + convertible attic of 102 m² (to renovate if needed, a permit has been accepted).

Former stable of 60 m²

A former stable on 2 levels offering a total of 60 m² after renovation (permit accepted).

Annexe of 32 m² (wooden framework)

Actually used as an office, this studio is completely independent and with water arrivals.

Main house of 143 m²

Ground = Entrance of 6.2 m² + corridor of 3.5 m² + laundry room of 5.5 m² + WC of 1.5 m² + lounge of 28.5 m² (wood burning stove) + dining room of 11 m² + kitchen of 11 m² (sink, electric hob, electric oven, dish washer, hood).

1st = Corridor of 7 m² + office of 8.2 m² + bedroom of 12.4 m² + bedroom of 11.3 m² + master bedroom of 22 m² with en suite shower room (shower, basin unit) and dressing area + WC of 2 m² + bathroom of 8.8 m² (double basin unit, large italian walk-in shower, bath).

Independent guest house (110 m²)

Ground = Large living room of 50 m² with lounge/dining and open kitchen + WC of 2.8 m² + laundry room of 5.5 m².

1st = Hall of 4.2 m² + bedroom of 25 m² with en suite shower room (italian walk-in shower, basin unit, WC) + bedroom of 26 m² with en suite shower (italian walk-in shower, basin unit, WC) + sauna area of 4.26 m².

Exterior = Land of 32888 m² with forest and fields + beautiful views + above ground pool (5x4m, chlory).

Extras = Fully renovated + heat pump system (main house) + electric heating (gite) + reversible air conditioning (reception room) + 72 m² of photovoltaic solar pannels (2500 Euros/year) + septik tank upto standards + parking for clients (more than 35 places) + car port of 55 m² + estimated amount of annual energy consumption for standard use: between 1240 Euros and 1730 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 2641 Euros.

Price = 756.000 Euros (Ideal as a family home or to continue the business !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 73445

Property Size: 696 m²

Property Lot Size: 32,888 m²



Bedrooms: 5
Bathrooms: 5
Reference: SP836000E

Other Features

Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
With Land/Garden

Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	696 m ²
Dimesions du lot:	32888 m ²

Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.431.375
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