



## Superb Eleven Bedroom Manor House Le Phenix Rabastens France

### Agent Info

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Name:             | Niall Madden                                                                  |
| Company Name:     | Esales Property Limited                                                       |
| Country:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Service Type:     | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Phone:            |                                                                               |
| Languages:        | English                                                                       |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Listing details

|               |               |
|---------------|---------------|
| Property for: | Sale          |
| Price:        | EUR 1,200,000 |

### Location

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Country:     | France                                                       |
| ZIP code:    | 81800                                                        |
| Posted:      | Sep 08, 2026                                                 |
| Description: | Superb Eleven Bedroom Manor House Le Phenix Rabastens France |

Esales Property ID: es5553626

Property Location:

Le Phenix Lieu dit, La Riviere,

240 Route de Dalbiere

81800

Rabastens,

France

Property information:



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Recently renovated privately owned manor house set in 35 acres of gardens and woodland. 10 bedroom house, that can be split into 7 bed letting unit, along with 3 bedroom owner accommodation.

30 minutes from TOULOUSE, in the town of RABASTENS, Prestige Property that has been completely renovated in 2004, from a ruin.

This property is divided into two parts. it can be used as one house or two houses, for rental in the summer or chambre d'hote. in short, this property provides very flexible ideas.

The client side of the property is 7 beds and 6 bathrooms , Sleeping max 16. There is a Kitchen, reception room large hall ,WC and large dining room with wood burning stove

Large pool house with bedroom (2 people) and bathroom, summer kitchen and WC

Main House has semi professional kitchen, study, serre, Cinema room, maintenance room, laundry room, wc, reception room, one en suite bedroom and three further bedrooms, with family bathroom.

There is one very large playroom on the second floor;In short, this property is quite a versatile house, that can be turned into various income generating business.

IN the past this property has accommodated residential seminars and weddings and anniversaries.

The reputation is well known and has trip advisor and booking.com references which are all very good including the Chambre d'hote.

Fully equipped kitchen, sitting room with stereo, satellite tv, and large fireplace, large dining room plus outside eating area.

Ground floor. Guest bedroom with living room. Bathroom with shower. Laundry. Boiler room. Summer kitchen. 2 car garages.

Fully fenced pool (12m x 6m) with slide. (salt pool)

Rabastens has all amenities (supermarket, bank, pharmacie, boulangerie, butcher, etc).

This property offers 600M2 square metres of living space, on 14hectares, including 10 hectares of wood.

Quality services with semi-professional kitchen, 2 large living-rooms, large dining room, 4 wood stoves, quality parquet and tiles. The property has Double glazing throughout.

Panoramic view of the entire region to the chain of Pyrenees.

Other information:

Bedrooms - 11



Bathrooms - 11  
Rabastens - 5 km  
Gaillac - 15 km  
Albi - 30 km  
Toulouse - 45 km  
Toulouse - 25 minutes  
Carcassone - 75 minutes

The house was burnt down in 2002 and re-built in 2003 all in the old style. There are photos on the site. The House featured in a Daily Mail article in 2004.

it was originally built in 1802 and used by the French resistance as a cache for firearms and hiding people.

The house has had its economy certificate and is well insulated as well as high heating efficiency due to the high quality of rebuild. Class B in insulation! House running costs are very low considering the size of the property

The property benefits from a 300m driveway lined by poplar trees , Lighting and remote operate gates and security camera.

The property also has two wells and a large pond.

Internet is provided at the moment by Starlink although fibre will arrive within the next 12 months. Internet is available due to internal wiring within the whole house. Rabastens is a growing town and many people commute to Toulouse via the nearby motorway just on the other side of the town.

About the Area:

Rabastens is a 7,000-population town with three banks, four schools, two supermarkets, bakers, florists' bars and restaurants and has a well-known Saturday Market.

The church has just celebrated its 700 anniversary and is UNESCO. Rabastens forms part of the St Jaques de Compostelle which is a very famous religious route between France and Spain.

Toulouse airport and Centre of town is 35 minutes away by car. Toulouse is the centre of AIRBUS and is now the fourth largest city in France and growing all the time.

The mediterranean and the Mountains are only a couple of hours away as well as three hours to Barcelona. Toulouse airport is a hub with a very large selection of destinations.

We rent out the property in the summer high season for €5,000 per week

This house is ready to move into and either live in it or use it as a business.  
With high insulation and low running costs this is ideal for a chambre d'hote / conference or gite.  
Purchase of furniture on the client side of the house can be considered as well as a venue marquee



12mx6m

Viewing highly recommended

Sell Property in France Fast Online

Tenanted: Yes

## Common

Bedrooms: 11  
Bathrooms: 8  
Finished sq. ft.: 600 sq m  
Lot Size: 140000 sq m

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.945.770

