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## Historic Maison de Maître with excellent potential

Beaumont De Lomagne , Tarn-et-Garonne , Occitanie



**€337,000**

inc. of agency fees

7 Beds   6 Baths   346 sqm   656 sqm

Spacious character village Maison de Maître with a garden, a swimming pool and excellent development potential in the heart of Southwest France.

### At a Glance

<b>Reference</b>	MFH-RLP74807	<b>Near to</b>	Montauban	<b>Price</b>	€337,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	346 sqm
<b>Land</b>	656 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This beautiful classic Maison de Maître situated in the heart of a typical village in southwest France offers lots of potential... This spacious and bright home used to be a well-known bed and breakfast. The property offers 346 sq.m of living space, including a living and dining room, a fully equipped kitchen, seven bedrooms (six with en-suite bathrooms), and additional spaces such as an impressive cellar and 200 sqm of

convertible attic space.

Outside, the secluded garden provides a peaceful setting with a grand centennial Ginkgo tree and a heated swimming pool. Located in the lively town center, this property is perfect for running a successful B&B or for being a lovely family home.

## **The Maison de Maître**

### **The ground floor**

- Entrance hallway (40 sq.m)
- Dining room (24 sq.m)
- Kitchen (24 sq.m),
- Living room (24 sq.m) with a fireplace
- Bedroom 1 (17 sq.m) ensuite bathroom (5,8 sq.m) with shower wash basin and WC, access to the garden
- Bedroom 2 (24 sq.m) ensuite bathroom (8 sq.m) with shower wash basin and WC
- Separate WC (mid-level)

### **The first floor**

- Landing (45 sq.m) with original parquet flooring
- Bedroom 3 (18 sq.m) ensuite bathroom (4 sq.m) with shower, wash basin and WC
- Bedroom 4 (24 sq.m) - ensuite bathroom (5 sq.m) with shower, bath, wash basin and WC
- Bedroom 5 (17 sq.m) - ensuite bathroom (2,8 sq.m) with shower, wash basin and separate WC
- Bedroom 6 (26 sq.m) - ensuite bathroom (5,8 sq.m) with shower, wash basin and WC, access to the garden
- Bedroom 7 (22 sq.m) – currently used as a billiard/games room

### **The second floor**

- Attic space – full standing height (total 200 sqm)

## **Outside**

- Heated Swimming Pool (7m x 3,5m) with hard cover, chlore
- Garden with Ginkgo tree (dating back to 1880) and a well
- Garden cabin for outdoor storage



## **Additional Information**

- Ceilings heights on ground floor 2,8m
- Original wooden stairs
- Heated with fuel boiler/radiators – reconditioned in 2018
- Double glazing throughout
- Well insulated
- Roof in good condition
- Connected to the mains sewage system

## **The Area and Access**

- Beaumont de Lomagne is rich of history, known as garlic capital
- Toulouse international airport at 45 minutes drive

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## Environment & Surroundings

Near to Schools? ✓

## And Before You Ask

Heating System:	Central heating (oil)
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Property Tax:	€3700.00

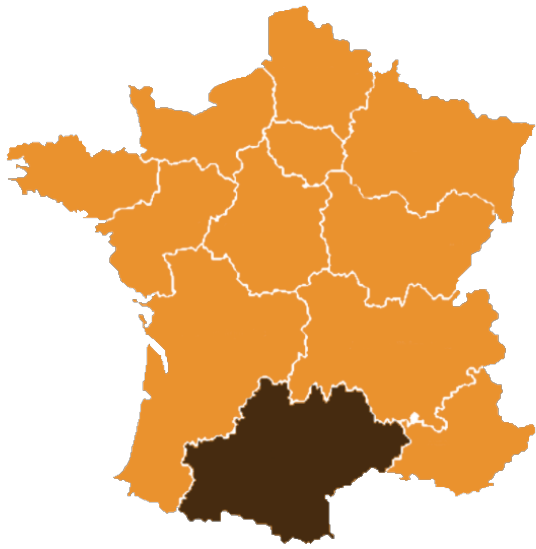
## Summary

Property type:	Village house
Bedrooms:	7
New Home?	No
Bathrooms	6
Price	€337,000

## Key Information

Internal Area:	346 sqm
Land Area:	656 sqm
Property Features:	
•	Secluded and private garden
•	On walking distance to amenities
•	Heated swimming pool
•	In thriving market town
•	Ideal Bed and Breakfast
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

**Location: Occitanie**





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