

## Character property and its gîtes near Toulouse

Haute-Garonne , Occitanie



**€1,890,000**

inc. of agency fees

11 Beds    9 Baths    737 sqm    0.27 ha

Located in Beauzelle, less than 10 minutes from Airbus and the MEET, this majestic building of approximately 440 sqm of living space sits on a wooded...

### At a Glance

<b>Reference</b>	MFH-EAT10066	<b>Near to</b>	Toulouse	<b>Price</b>	€1,890,000
<b>Bed</b>	11	<b>Bath</b>	9	<b>Hab.Space</b>	737 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Beauzelle, less than 10 minutes from Airbus and the MEET, this majestic building of approximately 440 sqm of living space sits on a wooded plot of 2,700 sqm. From the entrance, the house's spaciousness is impressive. Its authentic character and high-quality features are seductive. Period architectural features are present: terracotta tiles, solid parquet flooring, a period fireplace, exposed bricks, and high ceilings. On the ground floor, the house offers several warm and functional living spaces: a main living room with an imposing fireplace and extended by a dining room, a light-filled library, and a third

generously sized living room. A quality kitchen open to the outdoors completes this level. The upper floor is entirely dedicated to relaxation with five generous bedrooms, including two master suites, each with a dressing room and private bathroom. Two dovecotes enrich this residence. One is currently used as a gym, while the other serves as storage space. They can easily be reinvented according to the needs and desires of future occupants. The 2,500 sqm, carefully planted park gives this property a green setting, ideal for enjoying a peaceful lifestyle on the outskirts of Toulouse. This property is also a real rental investment opportunity. Three independent apartments, carefully renovated and currently rented as gîtes, are located here. They offer a living area of approximately 102 sqm, 112 sqm and 83 sqm. Each of these accommodations has a living room, a kitchen and two bedrooms, each equipped with its own bathroom. Witness to history over the centuries, this exceptional building has preserved its old-world charm while adapting to today's expectations. Its harmonious blend of traditional architecture and modern amenities makes it a safe and attractive investment. Whether for furnished rental or gîte management, this unique property promises sustainable asset enhancement in a strategic sector of the Toulouse metropolitan area. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR7,740 and EUR10,130 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Mathieu Maupeu - EI - RSAC number 911 000 347 - 06 15 24 39 66

## Summary

Property type:	Mansion
Bedrooms:	11
Bathrooms	9
Price	€1,890,000

## Key Information

Year Built:	1700
Internal Area:	737 sqm
Land Area:	0.27 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved