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## 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



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