

# Character property and its gîtes near Toulouse

Haute-Garonne, Occitanie





### At a Glance

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

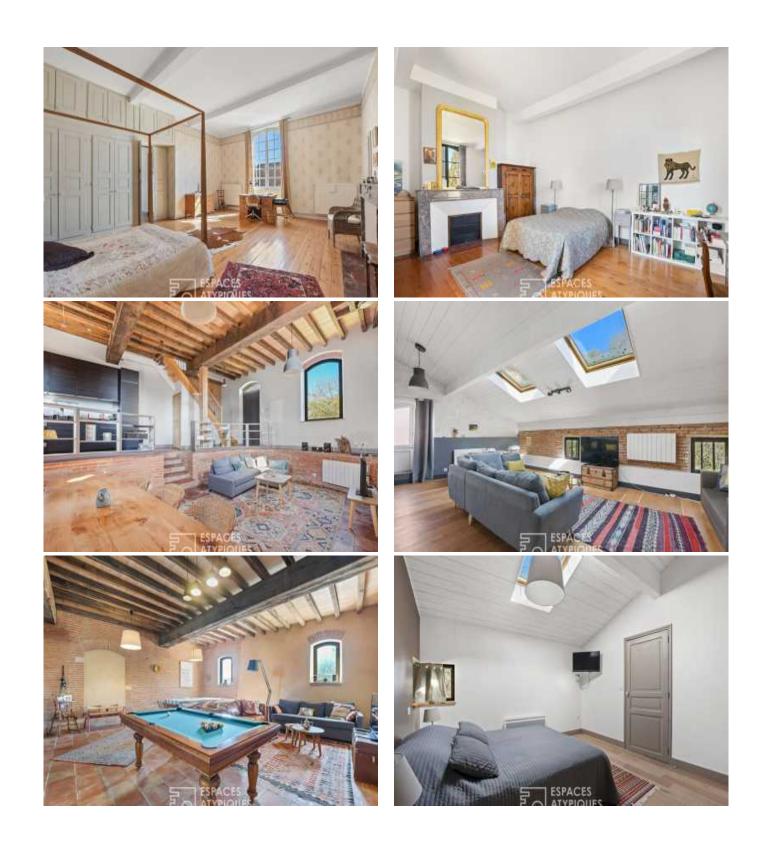
Summary		<b>Key Information</b>	
Property type:	Mansion	Year Built:	1700
Bedrooms:	11	Internal Area:	737 sqm
Bathrooms	9	Land Area:	0.27 ha
Price	€1,890,000	Has a Garden	Yes

## **Location: Occitanie**



## Gallery











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