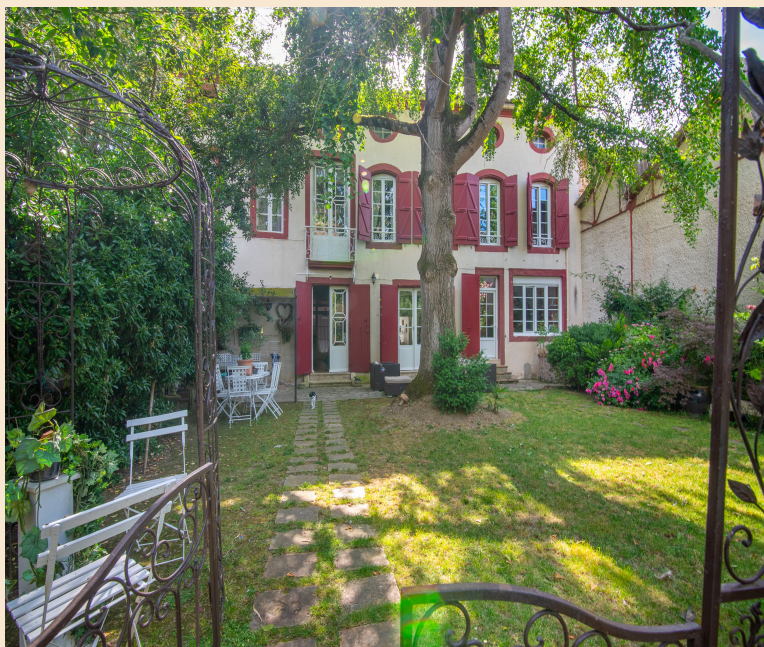


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## Historic Maison de Maître with excellent potential

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

**Reference** MFH-RLP74807

**Near to** Montauban

**Price** €337,000

**Bed** 7

**Bath** 6

**Hab.Space** 346 sqm

**Land** 656 sqm

**Pool** Yes

**Land Tax** 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

***Don't miss out on this exceptional opportunity, [contact us](#) for more details or to arrange a visit.***

### 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**





## Gallery















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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