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## Prestigious Property with Manor, Lake, and Woods

**Beaumont-de-Lomagne , Tarn-et-Garonne , Occitanie**



# €2,250,000

inc. of agency fees

10 Beds    7 Baths    655 sqm    23 ha

Located near Beaumont-de-Lomagne and just 45 minutes from Toulouse-Blagnac Airport, this 23-hectare estate features...

### At a Glance

**Reference** MFH-BG33314

**Bed** 10

**Land** 23 ha

**Near to** Beaumont-de-Lomagne

**Bath** 7

**Pool** No

**Price** €2,250,000

**Hab.Space** 655 sqm

**Land Tax** N/A

### Property Description

Located near Beaumont-de-Lomagne and just 45 minutes from Toulouse-Blagnac Airport, this 23-hectare estate features a stunning manor, two guest houses, several outbuildings, a swimming pool, a tennis court, a lake, a pond, and a wooded area.

The entrance to the estate is through a large wrought-iron gate, bordered by majestic three-hundred-year-old umbrella pines. The entire property is impeccably maintained: the gardens are lush, and horses relax peacefully in their paddock.

The main house includes an entryway, a living room with access to the terrace overlooking the pond, an office, a beautiful equipped kitchen, a dining room, a bedroom with a shower room, a secondary kitchen, a laundry/boiler room, and an exquisite wine cellar. Upstairs, there is a double living room and four bedrooms, each with its own private bathroom. The layout of the house offers an independent section, ideal for a bed-and-breakfast setup.

Each of the two guest houses includes a fully equipped kitchen, a living room, and two bedrooms.

The beautiful heated pool is surrounded by a spacious deck and an elegant pool house with a bar, a fully equipped kitchen, and bathroom facilities (shower and WC), providing the perfect setting for hosting events.

The outbuildings include three barns, a hangar that can accommodate eight vehicles, a workshop, a garage for a tractor, another garage for a car, a stable with five horse stalls, and many other unique features.

The grounds, a real highlight of this property, allow you to fully enjoy outdoor living—so cherished in this region, where the mild climate invites us to spend eight months of the year in our gardens. Numerous tree species adorn the lawns surrounding the house. The pond, populated with fish and ducks, adds a bucolic and relaxing touch, while the lake supplies

water to the pond and well, making garden irrigation easy. Finally, the wooded area and its well-kept trails provide a scenic space for walks and supply firewood for the winter.

If you are looking for peace and nature, this property is for you

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 7490.00 and 10210.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

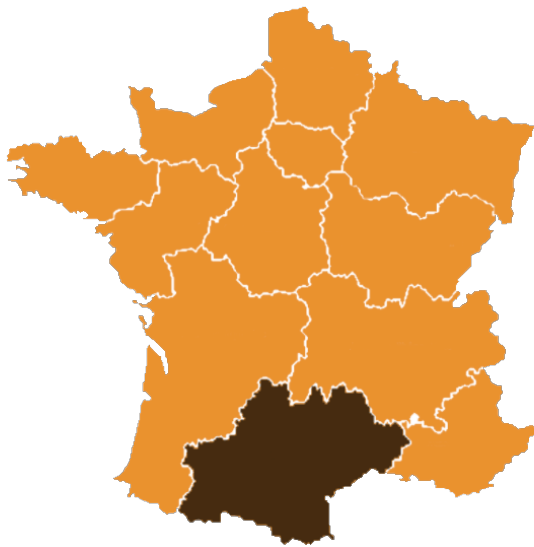
### Summary

Property type:	Farmhouse
Bedrooms:	10
Bathrooms	7
Price	€2,250,000

### Key Information

Internal Area:	655 sqm
Land Area:	23 ha

### Location: Occitanie



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

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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**



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