



BEAUZELLE, BATISSE DU XVIII ÈME SIÈCLE

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SELLING PRICE : 1 890 000 €

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CONTACT : MATHIAS LEFEBVRE - MOBILE PHONE +33561757065

EMAIL : M.LEFEBVRE@BARNES-INTERNATIONAL.COM

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46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
TOULOUSE@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Beauzelle, 18th century house in a quiet, sought-after area, less than 10 minutes from Airbus and 20 minutes from the centre of Toulouse.

With 450 sqm of living space on a 2,500 sqm plot planted with trees, this character house has preserved the authenticity and charm of the past (terracotta floor tiles, parquet flooring, high ceilings, exposed brickwork, fireplaces, etc.) while offering modern comforts. It comprises an entrance hall, a lounge with fireplace, a dining room, a reception room, a separate kitchen and a shower room.

The 1st floor has 5 bedrooms and 3 bathrooms. The 2 dovecotes could be used to create 2 additional rooms.

The property is completed by 3 independent gîtes (78sqm, 118sqm and 108sqm), recently renovated and in perfect condition. Each comprises a living room, kitchen and 2 bedrooms, each with its own shower room.

Over the centuries, this house has witnessed a rich history and preserved the marks of its era.

Even today, it embodies timeless elegance and the French art of living.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	750 m <sup>2</sup>
Land area (m2) :	-	room number :	15	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	D	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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NON-CONTRACTUAL INFORMATION

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