



5 Bed Maison de Maitre for Sale in Beauchalot France



Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
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Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	https://esalesinternational.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 275,000

Standort

Land:	Frankreich
Postleitzahl:	31360
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Beschreibung:	

5 Bed Maison de Maitre for Sale in Beauchalot France

Esales Property ID: es5555243

3 Route Departementale 817, 31360 Beauchalot, France

An exceptional opportunity to acquire a grand 5-bedroom Maison de Maitre offering 295 m2 of light-filled habitable space, set within 2,510 m2 of mature grounds in the peaceful village of Beauchalot. Framed by breathtaking views of the Pyrenees mountains, this versatile character home combines classic French elegance with superb income potential. It has previously been run as a successful chambre d'hotes (B&B) and includes 350 m2 of additional outbuildings.

Elegant Ground Floor Living

The residence opens into a grand foyer featuring original large stone slabbed flooring, setting an immediate tone of heritage and style. The ground floor layout flows seamlessly between spacious entertaining rooms and everyday family areas:



- * **Kitchen & Dining:** A large dining room with a traditional fireplace and exposed wooden beams connects directly to a spacious kitchen, which opens out to a south-facing main terrace.
- * **Lounge & Sunroom:** A comfortable, generous lounge with its own fireplace offers a cozy gathering space, complemented by an adjoining stone conservatory designed for year-round relaxation.
- * **Ground Floor Suite/Study:** A large adaptable room provides options for a ground-floor double bedroom or home office, supported by a cloakroom equipped with a shower and toilet.

Upper Floor Accommodation

The first floor hosts four spacious double bedrooms, each benefiting from its own private en-suite bathroom or shower room—an ideal configuration for family privacy or hosting paying guests.

On the second floor, a character-rich, original beamed attic bedroom provides expansive sleeping quarters capable of accommodating up to six people, making it perfect for children, dormitory-style guesting, or specialized retreats.

Outdoor Grounds & Pyrenean Views

The 2,510 m² grounds encompass front, side, and rear gardens filled with mature features, including stone-walled flowerbeds, pine, oak, walnut, and fruit trees.

- * **Front & Terrace:** A pretty gravelled front garden framed by Pyrenean views leads around to the rear south-facing stone terrace.
- * **Kitchen Garden:** A large dedicated vegetable plot occupies the side garden, while the rear portion of the grounds provides space to create additional private parking.
- * **Outdoor Entertaining:** A substantial stone barn opens directly off the south terrace, offering an outstanding canvas for an outdoor kitchen, games room, or covered event space.

Outbuildings & Expansion Potential

Spanning 350 m² across sound floors and fully serviced with electricity, the auxiliary outbuildings include a dedicated garage and tool workshop. These expansive structures offer remarkable potential for conversion into two independent holiday gites, art studios, workshop spaces, or a yoga/wellness retreat center.

Location & Lifestyle

Situated in the heart of Beauchalot, the property combines countryside tranquility with everyday convenience. Essential amenities—including a bakery, butcher, hairdressers, and two local restaurants—are just a one-minute walk away, while a local farm selling fresh produce is an eight-minute stroll.

- * **Highway Access:** Just 5 minutes to the A64 autoroute.
- * **Regional Travel:** 45 minutes to Toulouse Airport, 45 minutes to Pyrenean ski slopes, and 50 minutes to



the Spanish border.

Double-glazed throughout with traditional wooden shutters, this classic home is presented in good condition overall, with selective scope for modern updating. Offered as a private sale, further technical specifications and viewing arrangements are available upon request.

ABOUT THE AREA

Beauchalot is a charming, peaceful commune situated in the Haute-Garonne department within the Occitanie region of southwestern France. Nestled in the scenic Comminges area, the village offers picturesque views of the Pyrenees mountains and provides an authentic, rural French lifestyle characterized by historical stone architecture, quiet streets, and rolling green landscapes.

Despite its tranquil atmosphere, Beauchalot boasts convenient local amenities, including traditional bakeries, local markets, and family-run restaurants, along with quick access to nearby towns such as Saint-Gaudens. Residents enjoy a rich array of outdoor activities throughout the year, ranging from hiking and cycling in the summer to skiing in the nearby Pyrenean resorts during the winter.

The nearest major airport is Toulouse-Blagnac Airport (TLS), located approximately 75 to 80 kilometers to the northeast. Thanks to the nearby A64 autoroute, the drive to the airport typically takes around 45 to 50 minutes, making international travel and regional connections fast and convenient for residents and visitors alike.

The featured 5-bedroom Maison de Maître sits in the heart of Beauchalot, blending historic elegance with significant potential. With its 295 m² of living space, expansive grounds, mountain views, and 350 m² of adaptable outbuildings, the property serves as a perfect family sanctuary, a boutique guest business, or an investment retreat in southwestern France.

MAIN FEATURES:

- * 295m² of living space
- * 3025m² plot
- * 5 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Zustand: Gut



Vermietet: Ja

Allgemein

Schlafzimmer: 5
Badezimmer: 4
Fertige m²: 295 m²
Grundstücksgröße: 3025 m²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX9.028.291

