



## Luxury La Maison du Bonheur Bed And Breakfast For Sale In Ausson Haute Garonne



### Agent Info

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Naam:             | Niall Madden                                                                  |
| Bedrijfsnaam:     | Esales Property Limited                                                       |
| Mistlampen:       | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Service Type:     | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefoon:         |                                                                               |
| Languages:        | English                                                                       |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 599,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Ausson     |
| Postcode:                   | 31210      |
| Geplaatst:                  | 09-12-2025 |
| Omschrijving:               |            |

Luxury La Maison du Bonheur Bed And Breakfast For Sale In Ausson Haute Garonne France

Esales Property ID: es5554899

5 – 7 Rue de l'Égalité, 31210 Ausson, France

### An Idyllic Pyrenean Retreat: The Ultimate B&B and Guesthouse Opportunity

Nestled in the serene and picturesque setting of the Pyrenees region, this exceptional property offers a magnificent blend of private luxury and high-potential commercial opportunity. Designed for both multi-generational living and a thriving hospitality business, the estate comprises a large main house, ideally suited as a Bed & Breakfast, and a detached, fully equipped holiday guesthouse. The entire property is meticulously maintained, boasting secure grounds and high-end amenities that ensure maximum comfort and convenience for owners and guests alike. This is a rare chance to acquire a turnkey business and a beautiful home in one of France's most naturally stunning and adventure-rich regions.

### The Main Residence: A Luxurious B&B Hub



The main house is a generously sized two-storey structure that forms the heart of the B&B operation, offering diverse and comfortable accommodation options. The ground floor is dedicated to communal areas and accessibility. It features a spacious living room, a fully equipped kitchen, a dedicated laundry room, and a communal bathroom with a toilet and shower. Critically, this floor also includes a self-contained, wheelchair-friendly apartment, which comprises a small living room, a bedroom, and a full bathroom with both a shower and a bath, ensuring accessibility for all guests. The kitchen is ready for professional use, being fully equipped to cater for a busy guesthouse.

The second floor is arranged to maximize guest comfort and social interaction. It houses two beautifully appointed bedrooms, each benefitting from its own private en-suite bathroom, ensuring privacy and luxury for guests. A central salon provides a sophisticated communal space, featuring a coffee bar and a wine bar—perfect for evening relaxation. Furthermore, this floor includes a spacious two-bedroom unit, ideal for families or friends traveling together, which shares a luxurious, separate bathroom equipped with a large Jacuzzi, a separate shower, and a private toilet. This thoughtful layout ensures flexibility in accommodating various guest types while providing a premium experience.

### Versatile Annexes and High-End Technical Facilities

Adjacent to the main house, the property features a significant barn conversion and various essential outbuildings, expanding both the living space and the potential for the business. The barn conversion currently provides private or premium accommodation with two additional bedrooms, a combined gym/office area, a dressing room, and a stunning, large bathroom fitted with a luxurious double bath and a double shower. All these spaces within the barn conversion are serviced by air-conditioning, enhancing comfort. Separated for quiet work or creative pursuits, an atelier/workshop is situated next to the barn conversion and benefits from a separate entrance.

The estate's infrastructure is designed for high efficiency and security. The secure grounds are accessed via electric gates and an intercom, and are protected by an alarm system. Crucially for remote work or guest connectivity, the property benefits from fibre optic internet. Utility is provided by a large garage for two cars, a separate parking space for four cars, a wine cellar, wood storage, and a barn dedicated to maintenance equipment. Outdoor entertaining is a priority, facilitated by a covered BBQ area complete with a professional-grade BBQ and a pizza oven.

### The Independent Holiday Guesthouse and Gardens

The property's appeal is significantly boosted by the self-contained holiday guesthouse, which offers reliable, year-round rental income. This house is situated next to the main building and boasts its own 9m x 5m swimming pool (salt system) with the possibility of heating it. The ground floor of the guesthouse features a large living room, a fully equipped kitchen, a laundry room, and a bathroom with a shower and toilet. The kitchen is fitted with modern amenities, including a washing machine, dishwasher, American refrigerator, oven, and gas stove. The living room opens onto a private terrace via two sliding doors, providing a lovely space for al fresco dining and sunbeds. The barn houses the swimming pool equipment, while a covered BBQ area is situated in the back garden.



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The second floor of the guesthouse contains two spacious bedrooms, a bathroom, a dressing room, and a dedicated game room equipped with a football table, making it perfect for families with children. The entire holiday home is equipped with air conditioning. The surrounding landscaped garden is meticulously cared for, featuring fruit trees and grape vines, automated irrigation, a useful well, and a dedicated 6-person Jacuzzi area, ensuring every corner of the property is utilized for relaxation and beauty.

## Unrivalled Location: Tranquility Meets Adventure

This property is superbly located in the Pyrenees region, offering a perfect blend of tranquility and convenience. While nestled in a peaceful village with stunning mountain and countryside views, it provides immediate and easy access to essential amenities and major transport links. Connectivity is excellent, with Montrejeau train station just 2.5 km away and the A64 Highway accessible within 2 km. For travelers, the major regional airports of Toulouse and Tarbes/Lourdes are only approximately one hour's drive away. A large shopping centre, including Super U, Aldi, and DIY shops, is just 5 km away.

The region is a playground for outdoor enthusiasts, guaranteeing year-round guest appeal. Outdoor Adventure options include water sports like rafting and canoeing, trout fishing in nearby rivers, and lakes for swimming. The area provides access to renowned ski resorts (Le Mourtis, Superbagnères, Nistos), world-class cycling routes (including Tour de France climbs), extensive scenic walking and hiking trails, and various golf courses. For relaxation, thermal spas are available in Bagnères de Luchon and across the border in Spain. The border itself is only 30 km away, offering easy access to Spanish shops, restaurants, hiking, and dining, often with the added benefit of cheaper gasoline and cigarettes. This unbeatable combination of luxury accommodation and an adventure-rich location makes this property the ultimate choice for those who desire a relaxed, profitable lifestyle in the stunning French Pyrenees.

## ABOUT THE AREA

Ausson is a tranquil commune situated in the heart of the Haute-Garonne department in the Occitanie region of southwestern France. This small village offers a quintessential slice of the French countryside, defined by its agricultural setting and a slower pace of life, typical of the Comminges area near the foothills of the Pyrenees. Unlike the bustling metropolitan centre of Toulouse to the north, Ausson provides a peaceful residential environment, appreciated by those seeking proximity to nature while remaining connected to the broader regional life. Its location makes it an excellent base for exploring the diverse landscapes and historic sites of the Haute-Garonne, from the fertile plains to the towering mountains.

The history and heritage of the area surrounding Ausson are particularly rich, extending back to Roman times and through the medieval period. The wider region is steeped in tradition, marked by the influence of both the Gascony and Languedoc cultures. Locally, Ausson benefits from being close to some of the most beautiful and historically significant sites in France. Just a short distance to the south are the stunning medieval village of Saint-Bertrand-de-Comminges and the nearby Roman ruins of Lugdunum Convenarum, both major attractions that draw visitors interested in ancient history and grand architecture. This historical depth contributes significantly to the village's identity and its appeal as a quiet residential location within a culturally vibrant region.



Economically and geographically, Ausson benefits from its position within the dynamic Haute-Garonne department. While the town itself maintains its rural charm, the department as a whole is anchored by Toulouse, often referred to as 'La Ville Rose' (The Pink City), which is the undisputed European capital of the aerospace industry. This creates a strong regional economy with significant employment opportunities in high-tech and industrial sectors. For the residents of Ausson, this means easy access to urban amenities and employment hubs, balanced against the ability to return to a peaceful, verdant environment bordered by the Garonne River valley and the distant presence of the Pyrenees.

For visitors and residents traveling to and from Ausson, the nearest major international airport is Toulouse-Blagnac Airport (TLS). Located roughly 90 kilometers to the north of Ausson, TLS is a major hub serving the Occitanie region with numerous domestic and international flights, especially across Europe and North Africa. Despite the distance, the airport's excellent connectivity makes Ausson an accessible rural destination. While Toulouse-Blagnac is the primary gateway, closer regional airports like Tarbes-Lourdes-Pyrenees Airport (LDE) are also an option, though they typically offer fewer direct routes.

## MAiN FEATURES:

- \* 625m<sup>2</sup> of living space
- \* 2128m<sup>2</sup> plot
- \* 9 Bedrooms between all dwellings
- \* 8 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* Pool
- \* 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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## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 9                   |
| Badkamers:                  | 8                   |
| Afgewerkte vierkante meter: | 625 m <sup>2</sup>  |
| Lot Afmeting:               | 2128 m <sup>2</sup> |

## Utility details

|          |    |
|----------|----|
| Heating: | Ja |
|----------|----|

## Lease terms

Date Available:



# IMLIX

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## Contact information

IMLIX ID:

IX8.010.368

