LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26134CMC31 Price: 699 000 EUR

agency fees to be paid by the seller

Stunning family home with thriving B&B/Gîte, pool and secure grounds – A perfect investment in the Pyrenees!

EXCLUSIVE







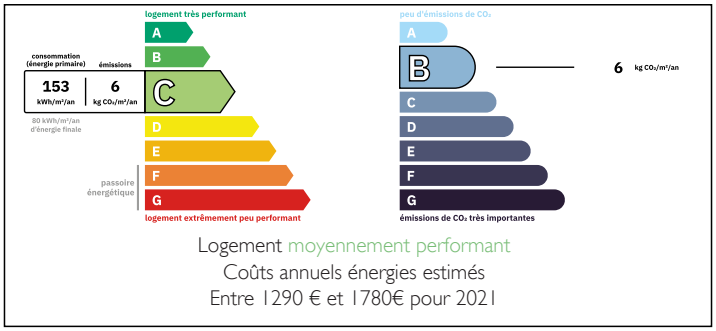








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1290 € et 1780€ pour 2021

INFORMATION

Town:	Ausson
Department:	Haute-Garonne
Bed:	9
Bath:	8
Floor:	625 m2
Plot Size:	2128 m2

IN BRIEF

Dreaming of a thriving B&B or gîte lifestyle and a beautiful home? This property offers you a perfect opportunity!

On the edge of the breathtaking Pyrenees, this stunning property provides luxury living with excellent income.

Whether you seek a family home or a turnkey business, this well-established B&B/Gîte presents an exciting opportunity.

Within secure grounds, it features spacious interiors, a sparkling pool, private parking, and a tranquil setting—ideal for guests and personal enjoyment. With excellent reviews, repeat bookings, and strong revenue, it's a thriving year-round business.

Surrounded by nature and outdoor adventure, the location attracts visitors in every season, ensuring

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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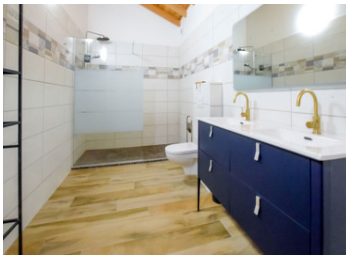
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LOCAL TAXES

Taxe foncière:	**4848 EUR**

NOTES

DESCRIPTION

Here are the key property and accommodation highlights in bullet points:

Property Overview

* Set within secure grounds with electric gates and intercom.
* Beautifully renovated farmhouse & guest house, offering extensive accommodation.
* Potential for multiple uses: family home, B&B, gîte rentals, business retreat, or creative workshops.
* Possibility to create additional rental units in the barn and studio.
* Stunning Pyrenees location, attracting visitors year-round.
* Move-in ready, with modern updates while retaining original charm.

Main House (505 m² habitable space)

* Elegant stone farmhouse, fully renovated.
* 7 bedrooms, including a luxurious 110 m² master suite with gym/office and spa-style bathroom.
* Spacious living areas, including:
* Large 55 m² living room with exposed beams and patio doors.
* 36 m² fully equipped kitchen & dining area with central island and fireplace.
* Additional 28 m² lounge/reading area on the first floor.
* Multiple ensuite bathrooms, featuring walk-in showers, and a spa bath
* Office/games room (11 m²) for flexible use.

Guest House (120 m² habitable space)

* Self-contained two-story home with private access.
* Open-plan kitchen, dining, and lounge area with large sliding doors to the pool terrace.
* Two double bedrooms and a spacious new modern shower room.
* Ideal for rental income or extended family use.