LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29955ANC32 Price: 425 000 EUR

agency fees to be paid by the seller

Exceptional 6-bed estate with gîte, pool, terrace & woodland – your dream lifestyle awaits!















INFORMATION

Town:	Haget
Department:	Gers
Bed:	6
Bath:	5
Floor:	335 m2
Plot Size:	3128 m2

IN BRIEF

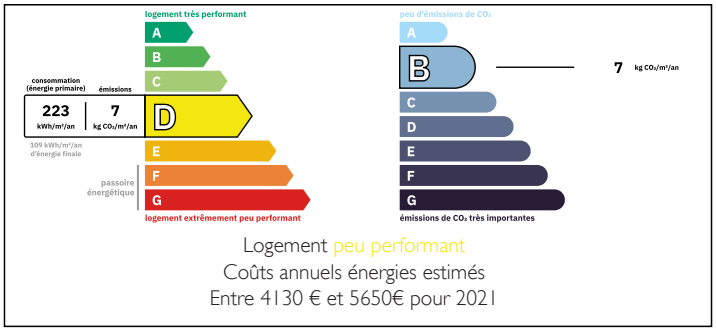
A unique opportunity to own a beautifully renovated house with an established gîte business in a tranquil village setting. This property seamlessly blends rural charm with modern conveniences, offering both a comfortable home and a profitable business venture. The houses are currently separate but can be opened up to create one large family home.

Only 7 mins from Rabastens de Bigorre with a good range of local shops and schools and approximately 15 mins to the larger towns of Vic-en-Bigorre, Mabourguet and Marciac offering all amenities .

Tarbes Lourdes airport is a 30 min drive, Toulouse and Bordeaux airports are accessible within 2 hours.

In less than 2 hours you can also be skiing in the Pyrenees or enjoying tapas in Spain!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4130 € et 5650€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A29955ANC32 Price: 425 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Key Features:

- Location: Situated in a picturesque village surrounded by serene countryside.
- Sympathetic Renovation, preserving original character while incorporating high-quality modern fittings in the main house.
- Walk-in Cold Room: Ideal for large-scale storage or potential commercial use.
- Expansion Potential: The additional commercial space offers flexibility for conversion into additional living quarters or continued business use.
- Business Viability: The existing gîte business provides an immediate income stream with the potential for growth.
- Salt Water Pool: Large pool set within a park of mature trees, providing a refreshing retreat with easy maintenance.
- Summer Kitchen: Shaded, with ample space for outdoor dining and entertaining, overlooking the pool.

The complex briefly comprises of:

Curved driveway leading to a central courtyard shaded by an enormous olive tree providing plenty of parking and access to both the main house and gite.

Main House - Ground floor:
- Kitchen/diner (35m2). Fitted luxury Häcker kitchen with pellet burner and centre island. Includes induction hob, double oven, American style fridge freezer, integrated wine fridge and dish washer. Double glass doors opening onto the courtyard and dual aspect windows ensure a bright and airy space for cooking and entertaining.
- Salon (27m2). Double glass doors opening onto the patio, beautiful oak panelled ceiling and stairs to the first floor.
- The entire ground floor has hard wearing, beautiful wood effect ceramic floor tiles.
- There are two additional rooms on the ground