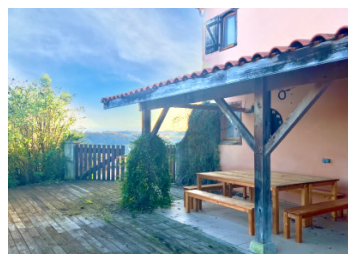
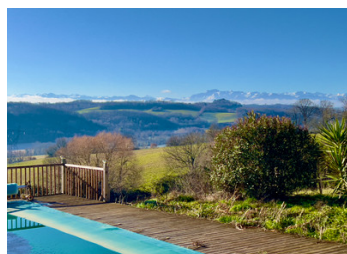


COUNTRY HOUSE + GITE + POOL WITH MAJESTIC MOUNTAIN VIEWS IN PRIVATE SETTING NEAR BOULOGNE-SUR-GESSE (31)



INFORMATION

Town:	Saint-Loup-en-Comminges
Department:	Haute-Garonne
Bed:	7
Bath:	5
Floor:	373 m2
Plot Size:	12343 m2



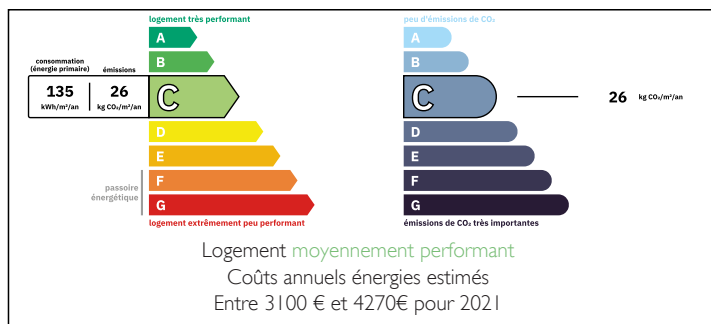
IN BRIEF

EXCEPTIONAL VALUE: Fully renovated 7-bed, 5-bath farmhouse on 3 acres with panoramic Pyrenean views, private 12x5m pool, large stone outbuildings and a 1-bed guest gîte—ideal for extended family, luxury B&B, or rental income - all under €500K. Energy-rated C with oil central heating, double glazing, recent roof, septic tank, and insulation. Outbuildings total 340m² and include a large workshop, mezzanine, and parking. Enjoy outdoor dining on the east-facing terrace. Garden includes lawns, orchard, and flowering gardens. The pool area features 200m² of decking, a pool house, safety railing, and unbeatable mountain views. Located just 15 mins from Boulogne-sur-Gesse for shops and services.

Rare opportunity in Southwest France.

CONTACT US TODAY FOR DETAILS AND A VIEWING

ENERGY - DPE



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.



DESCRIPTION

THE DETAILS :

GROUND FLOOR

Entry hall with original oak staircase

Fully fitted kitchen - 24m²

Utility Room

Shower room and WC

Living room with fireplace - 27m²,

Sitting room 2 - 28m²

Dining room - 23m².

FIRST FLOOR

Master suite with dressing room and bathroom - 37m²,

Bedroom 2 - 12m²

Bedroom 3 - 12m²

Bedroom 4 - 19m²

Bedroom 5 - 22m²

Bedroom 6 - 25m²

Bathroom - 11m²

Shower room w/ wc - 11m²

NOTES

GITE

Self contained 1 bedroom gite with access to two further bedrooms and a bathroom on the first floor of the main house. Can be sectioned off.

TECH SPECS

Oil fired central heating

Fibre optic internet

Recent septic tank

12 X 5 Pool with pool house for filter pump etc.

Chlorine but can be set up for salt. 200m² deck around the pool

DPE rating C

TOWNS/CITIES

Boulogne sur Gesse - 15 mins

Toulouse - 1hr15

St Gaudens - 30 mins

Tarbes - 1hr

Lannemezan - 30 mins

TRANSPORT

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