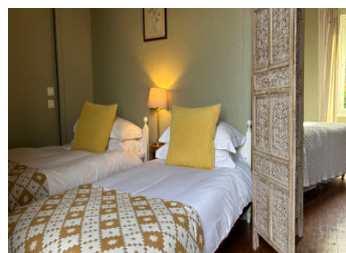


A Rare Lifestyle and Business Opportunity in Southwest France 3 houses and an apartment - Ossun ez Angles

EXCLUSIVE



INFORMATION

Town:	Ossun-ez-Angles
Department:	Hautes-Pyrénées
Bed:	11
Bath:	9
Floor:	446 m2
Plot Size:	138296 m2

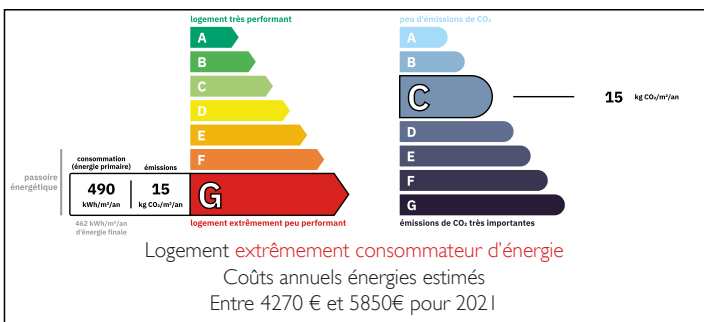
IN BRIEF

Wake each morning to uninterrupted countryside views and watch the sun set over the Pyrenees from your own private haven

Nestled within over 13 hectares (32 acres) of private land and woodland, this exceptional estate enjoys breathtaking panoramic views across the rolling Gascon countryside to the majestic Pyrenees Mountains.

Comprising three character houses and a self-contained apartment, the property offers an extraordinary combination of space, privacy, and versatility. Whether you are seeking a tranquil family retreat, an income-generating tourism venture, or a wellness-focused business, the possibilities are endless.

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

Surrounded by nature, the estate provides a peaceful sanctuary while offering ample accommodation for guests, family, or clients. Mature woodland, open land, and spectacular mountain vistas create an inspiring setting for relaxation, recreation, and sustainable living.

Ideal for:

- Yoga and wellness retreats
- Cycling and walking holidays
- Gîte and holiday rental business
- Corporate retreats and workshops
- Multi-generational family living
- A private countryside estate

Main Features

Potential origins as a historic presbytery dating from 1681

Over 13 hectares (32 acres) of land and woodland
Approximately 446m² of habitable living space

Three houses plus a self-contained apartment
Stunning panoramic countryside and Pyrenees views
Wood-fired central heating system and multiple wood-burning stoves

Flexible accommodation easily arranged into 2, 3, or 4 independent dwellings

Separate parking area discreetly located to the rear of the property

Swimming pool with dedicated pool house

Perfectly positioned in the foothills of the Pyrenees, the property is just 30 minutes from Lourdes Airport and within easy reach of the family-friendly ski areas of Hautacam and Val d'Azun. Whether for winter sports, hiking, cycling or simply enjoying the mountain scenery, this location offers exceptional year-round appeal.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1725 EUR

NOTES