

Exceptional maison de maître with gîte and pool in private parkland, moments from the heart of Aspet

EXCLUSIVE



INFORMATION

Town:	Aspet
Department:	Haute-Garonne
Bed:	7
Bath:	5
Floor:	450 m2
Plot Size:	24400 m2

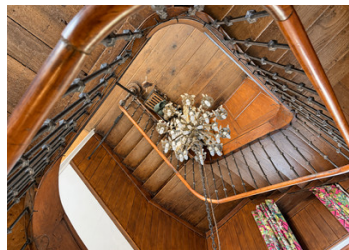
IN BRIEF

Le Pouech is one of the most distinctive and unusual properties I have had the pleasure of bringing to the market: a beautiful private country estate offering complete tranquillity, yet only a two-minute walk from the heart of Aspet, an authentic French village.

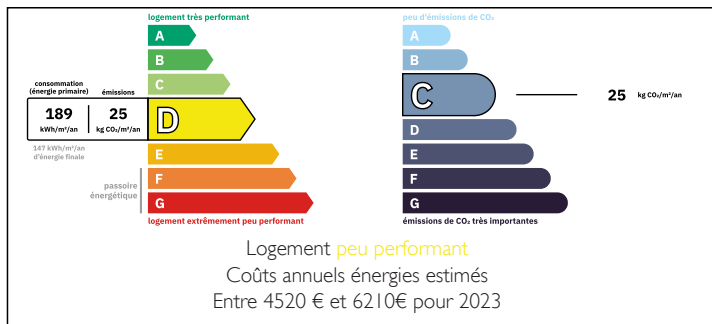
It combines a preserved 4-bedroom Maison de Maître with an independent 3-bedroom second house, a two-storey leisure pavilion, renovated pool, garage, workshop and outbuildings. Its enclosed parkland offers mature trees, landscaped gardens, vegetable plots and mountain views.

Currently providing seven bedrooms, with scope to create more, the property is ideal for an extended family, multi-generational living or a lifestyle project with gîte, B&B, retreat or group-holiday potential, subject to permissions.

A rare combination of space, character, privacy and



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

An exceptional country residence in Aspet

Set within private, enclosed parkland close to the lively market town of Aspet, this handsome Maison de Maitre brings together period character, generous accommodation and an unusual collection of independent spaces.

The main residence is complemented by a substantial second house, a two-storey leisure pavilion, a renovated swimming pool and useful outbuildings.

It could become an impressive family home, welcome several generations or offer excellent potential for guest accommodation and income.

The setting is one of its great pleasures. Mature trees, lawns, planted borders, vegetable plots and quieter corners unfold across different levels, with views towards the Pyrenees and the sound of the river below drifting through the grounds.

Two gated entrances, a long private drive and a dedicated parking area make the estate practical as well as peaceful. Despite the sense of seclusion, the shops, services and twice-weekly market of Aspet are within easy reach.

LOCAL TAXES

Taxe foncière: 5911 EUR

NOTES

MAISON DE MAITRE

The principal residence has the scale and proportions expected of a fine Maison de Maitre, while retaining the warmth of a much-loved home. Its original doors, wooden floors, wall panelling, exposed beams, marble fireplaces and graceful staircase have been preserved, and recent improvements have concentrated on comfort and the areas that matter most to everyday living.

The main entrance opens into an impressive central hall. Large original double doors lead into the principal reception rooms, while the remarkable