

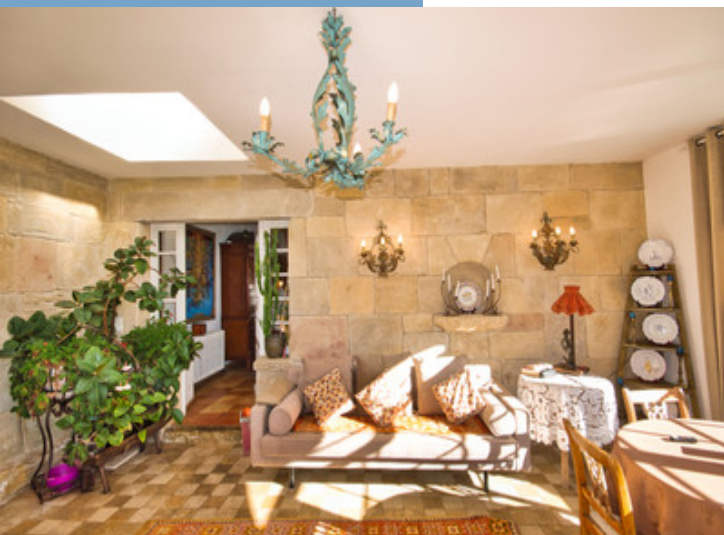


## AMAZING EQUESTRIAN ESTATE + 9 HA + TENNIS COURT + SWIMMING POOL + 600 M2 OF LIVING SPACE



www.leggettprestige.com

AMAZING EQUESTRIAN  
ESTATE + 9 HA + TENNIS  
COURT + SWIMMING  
POOL + 600 M2 OF LIVING  
SPACE...



PROPERTY FACT FILE	
REFERENCE	A24522JOD65
PRICE	€ 1,845,000 £ 1,543,988* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	600 m <sup>2</sup>
LAND	90000 m <sup>2</sup>
TOWN	Madiran
DEPARTMENT	Hautes_Pyrenees
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



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- Equestrian Property
- Tennis court and swimming pool
- Beautiful views on the hills and forests
- Great bussiness/ gite opportunity
- Possibility to buy more land, furniture, equipment

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Escape to a stunning 9-hectare property in Madiran, Hautes-Pyrénées, offering panoramic countryside views. The estate features 6 buildings, a saltwater pool, and a tennis court. The meticulously restored 1767 Béarnaise farmhouse boasts 5 bedrooms, modern amenities, and a charming fireplace. A fully rebuilt barn offers 2 bedrooms, a library,

## DESRIPTIF

### KEY FEATURES:

- Area: 9 hectares
- Grass and ornamental trees approximately 3ha
- Meadow approximately 3ha, woodlands by water and forests approximately 6ha
- 6 buildings
- 2 water wells, one with an electric pump
- 1 saltwater pool
- 1 fenced Top Ten tennis court
- Electric gate + video surveillance
- Town: 15 min from Madiran, 7 min from Lembeye – rural village - Hautes-Pyrénées / 240 inhabitants
- View: Beautiful countryside view 360° on the hill, fully fenced property

Property Taxes in 2024 = 3,900 euros

### BUILDINGS:

#### MAIN HOUSE:

Béarnaise farmhouse dating back to 1767, fully restored and modernized, on 2 floors:

- 5 bedrooms + 2 bathrooms with WC + 1 separate WC + 1 dressing room
- 1 living room + 1 TV room + 1 winter garden + 1 modern kitchen – integrated dining room
- 1 storage room on the ground floor + 1 storage room in the attic
- Large country fireplace, old stone sink, under-stairs closed by an ancient Louis XIII door and wrought iron grille. Oak staircase open to the living room.
- Austrian ceramic wood stove.
- Full double glazing.
- Roof refurbishment with special insulation.
- Oil heating

#### RENOVATED BARN:

- 2 bedrooms + 2 bathrooms with WC (modern) + 1 separate WC
- 2 living rooms with Austrian ceramic wood stove + 1 library/office +

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24522JOD65>

COMPLETE FILE AND PHOTO ON REQUEST

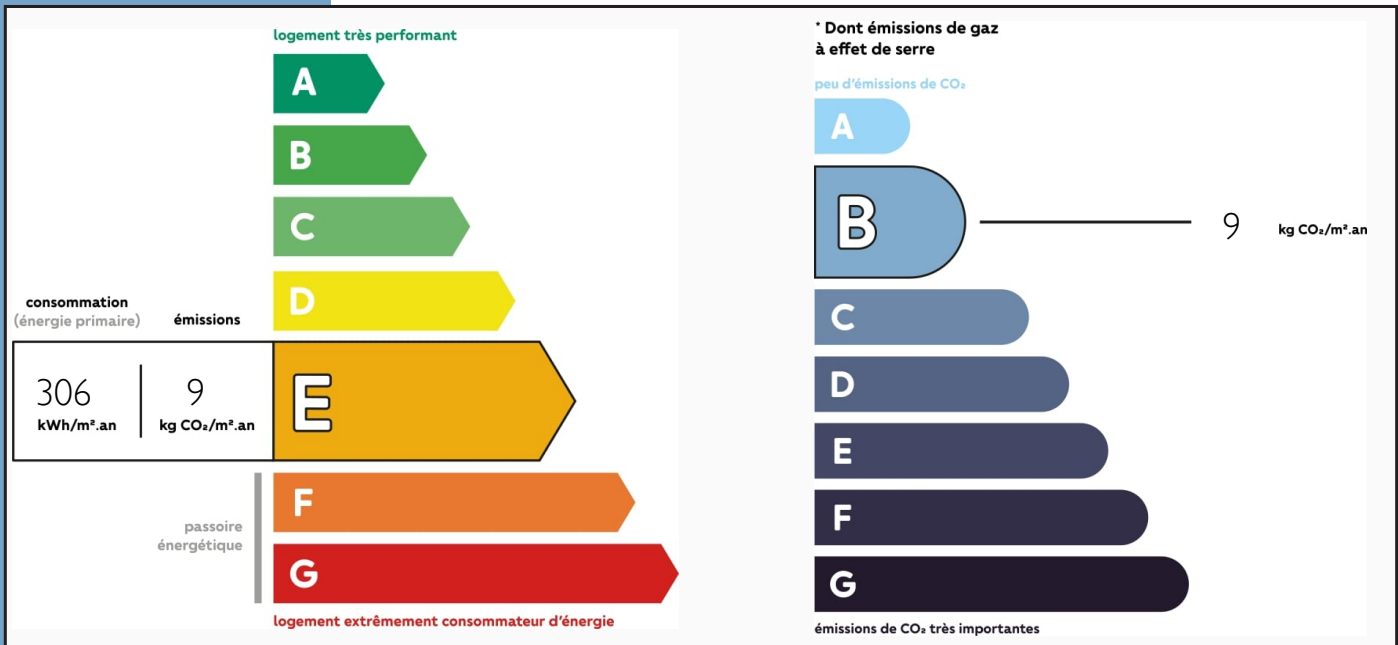


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ESTATE + 9 HA + TENNIS  
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A24522JOD65  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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