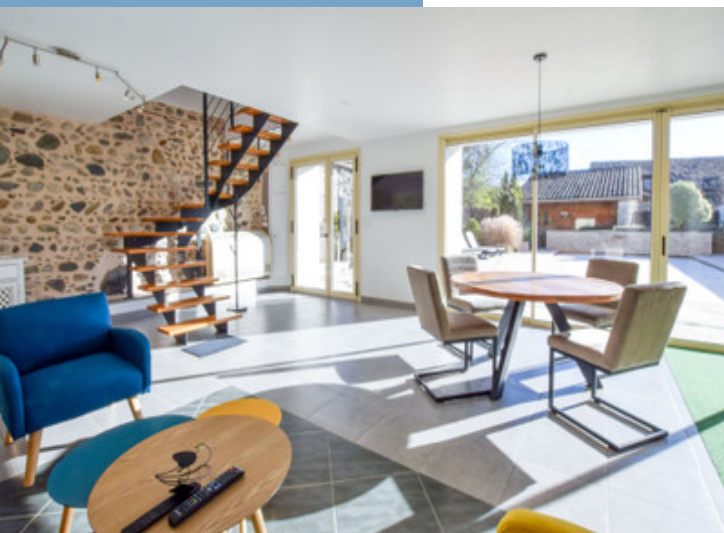




STUNNING FAMILY HOME & GITE AND/OR  
SUCCESSFUL ALL YEAR B&B & GITE BUSINESS.  
SWIMMING POOL AND SECURE GROUNDS

www.leggettprestige.com

STUNNING FAMILY HOME  
& GITE AND/OR  
SUCCESSFUL ALL YEAR  
B&B & GITE BUSINESS.  
SWIMMING POOL AND  
SECURE...



PROPERTY FACT FILE	
REFERENCE	A26134CMC31
PRICE	€ 699,000 £ 579,925* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	625 m <sup>2</sup>
LAND	2128 m <sup>2</sup>
TOWN	Ausson
DEPARTMENT	Haute_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 
- 
- 
- 
- 

STUNNING FAMILY HOME  
& GITE AND/OR  
SUCCESSFUL ALL YEAR  
B&B & GITE BUSINESS.  
SWIMMING POOL AND  
SECURE...

Ref : A26134CMC31

If you are looking for a B&B and/or gite business and home - look no further.

As the large electric large gates open, you will be immediately impressed by this beautiful renovated stone farmhouse, lovingly

## DESCRIPTIF

Set in its own secure grounds, this wonderful home offers the potential for:

- \* A family home and business (gite, apartment, chambre d'hote)
- \* An extended family home - children, parents etc
- \* Holiday home rental
- \* Home with conference centre/flexible work stations
- \* Home with cooking school, artist school etc

At the moment the property consists of the large farmhouse (home and B&B) plus a large separate gite. If you are looking for more business potential it would be possible to have 2 further apartments to rent:

- \* The studio and the attic of the barn above could be converted into an apartment
- \* The master suite (conversion in the barn) would make a stunning two or three bedroom apartment to rent also.

So a possibility of a family home (with B&B) and 3 rental properties.

There are many possibilities.

For details about revenue potential, please do not hesitate to contact me.

Everything is new – the original buildings have been completely renovated over the last 10 years.

As you enter through the electric gates you are in the courtyard garden at the front of the property. To the left is the barn renovation with an archway into the garden with jacuzzi and rear of the home.

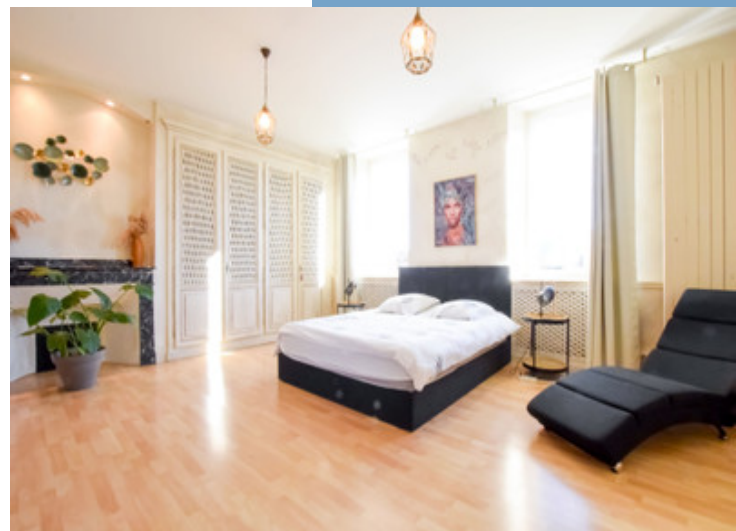
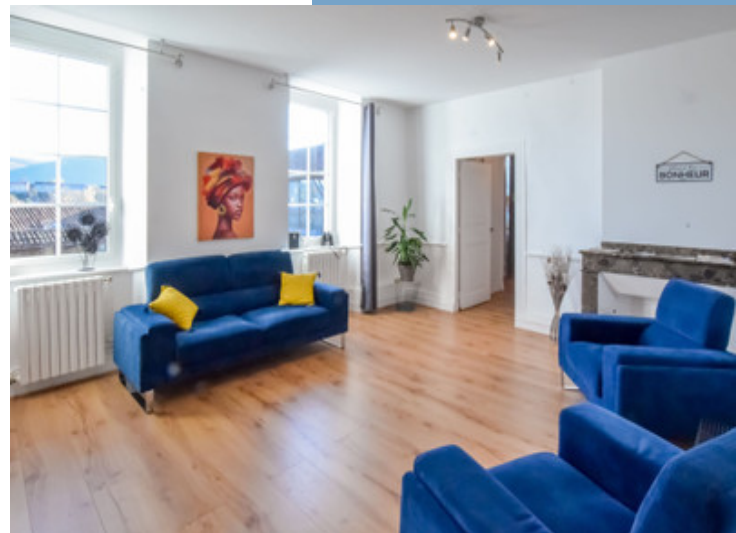
Turn left and you will see the guest house, again completely modernised and the swimming pool with pool house (technical equipment).

HOUSE (505 m2 habitable space)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26134CMC31>

COMPLETE FILE AND PHOTO ON REQUEST

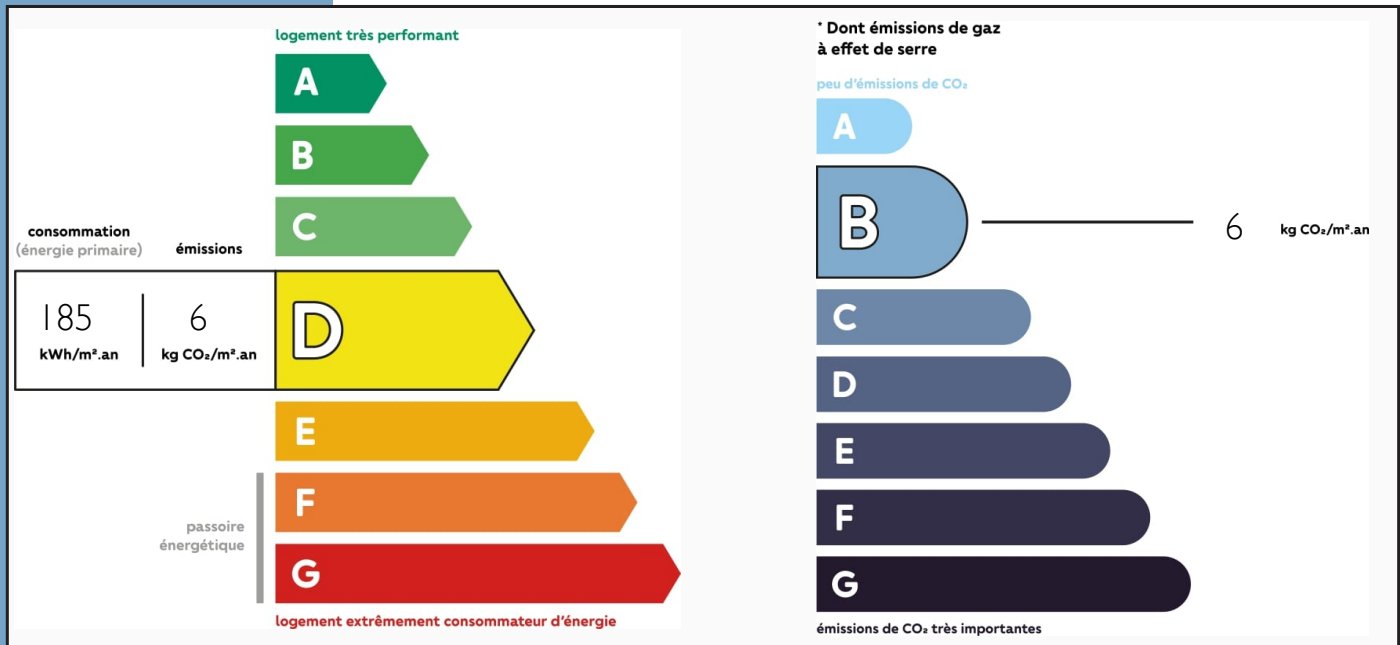


STUNNING FAMILY HOME &  
GITE AND/OR SUCCESSFUL  
ALL YEAR B&B & GITE  
BUSINESS. SWIMMING POOL  
AND SECURE...

Ref : A26134CMC31

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A26134CMC31  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)