



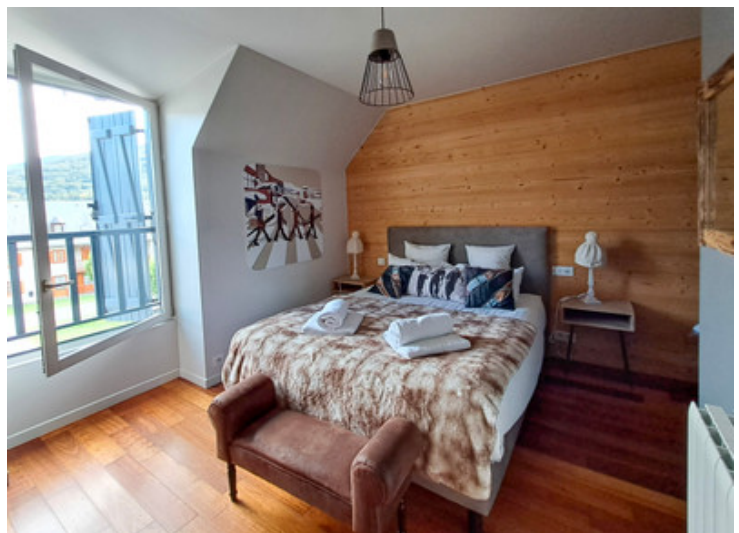
2 BEAUTIFULLY RENOVATED AJOINING  
PROPERTIES / EXSISTING GITE BUSINESS / 13 BEDS  
/ MOUNTAIN VIEWS



2 BEAUTIFULLY  
RENOVATED AJOINING  
PROPERTIES / EXSISTING  
GITE BUSINESS / 13 BEDS /  
MOUNTAIN VIEWS...



PROPERTY FACT FILE	
REFERENCE	A33308FRW65
PRICE	€ 1,330,000 £ 1,124,555* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	6
ACCOMMODATION	373.34 m <sup>2</sup>
LAND	280 m <sup>2</sup>
TOWN	Vignec
DEPARTMENT	Hautes_Pyrenees
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	High speed internet, Detached, Close to ski resort
*Price based on current exchange rate which is subject to change	



- On the doorstep of the ski stations for Saint Lary
- Successful and profitable gîte business today
- Suitable for large groups or families
- Tasteful décor with sophisticated chalet style
- All year round destination

2 BEAUTIFULLY  
RENOVATED AJOINING  
PROPERTIES / EXSISTING  
GITE BUSINESS / 13 BEDS /  
MOUNTAIN VIEWS...

Ref : A33308FRW65

Nestled in the picturesque village of Vignec, this beautifully renovated property offers an exceptional opportunity to own an already thriving gîte business in the Haute Pyrénées. Located just minutes from the renowned ski resorts of Saint-Lary-Soulan, Peyragudes, Piau and Val Louron. These stunning properties provide year-round appeal in a

## DESCRIPTIF

Already a well-established, profitable 2 Gîte holiday rental, ideal for large groups or families accommodating up to 26 people across the two properties. Provide 13 bedrooms, 6 shower/bathrooms, 3 separate WCs, 1 large living/dining space, 1 large kitchen, 1 kitchen/living space along with ample storage space including a laundry and boiler room.

In the heart of the small village Vignec this slice of paradise is tucked away with a secure courtyard with automatic gates. The current owner has thoughtfully designed the property with a refined chalet-style décor, seamlessly blending traditional charm with modern comforts and amenities to ensure a cozy yet luxurious living experience.

Designed for relaxation, the property boasts ample communal spaces where guests can gather to eat, unwind. In winter enjoy the warmth of an open fire and or the wood burner. In the summer open the property to a private courtyard with outdoor lounge areas with a BBQ, sauna and hot tub areas.

### ACCOMADATION DETAIL:

PRIMARY GITE known as 'KasaLilou' Total Habitable space 263.57 m2

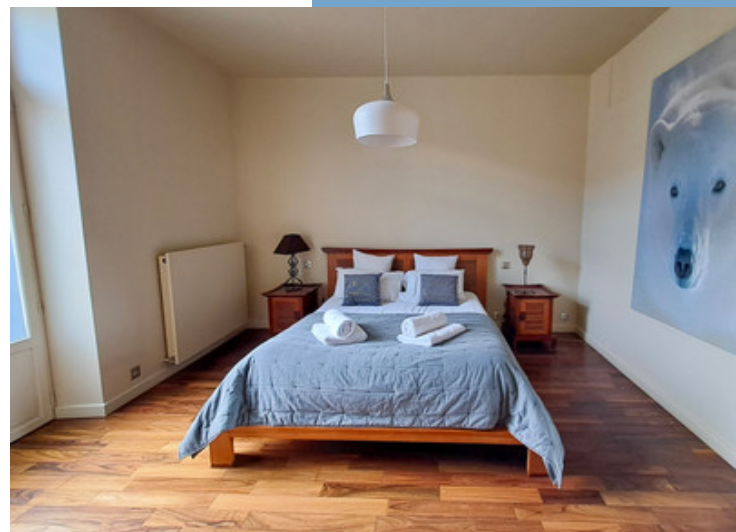
Ground floor tiled floor throughout living and kitchen area:

- Open plan living area with stunning fireplace and dining area with wood burner (61.6m2)
- Cave access to a dry wine store directly under the living room floor
- Luxurious kitchen with large breakfast bar island, wine fridge, American style fridge and freezer, cooker, induction, microwave, large caters sink with douchette tap, stone worktop (2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33308FRW65>

[COMPLETE FILE AND POHOTO ON REQUEST](#)



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)

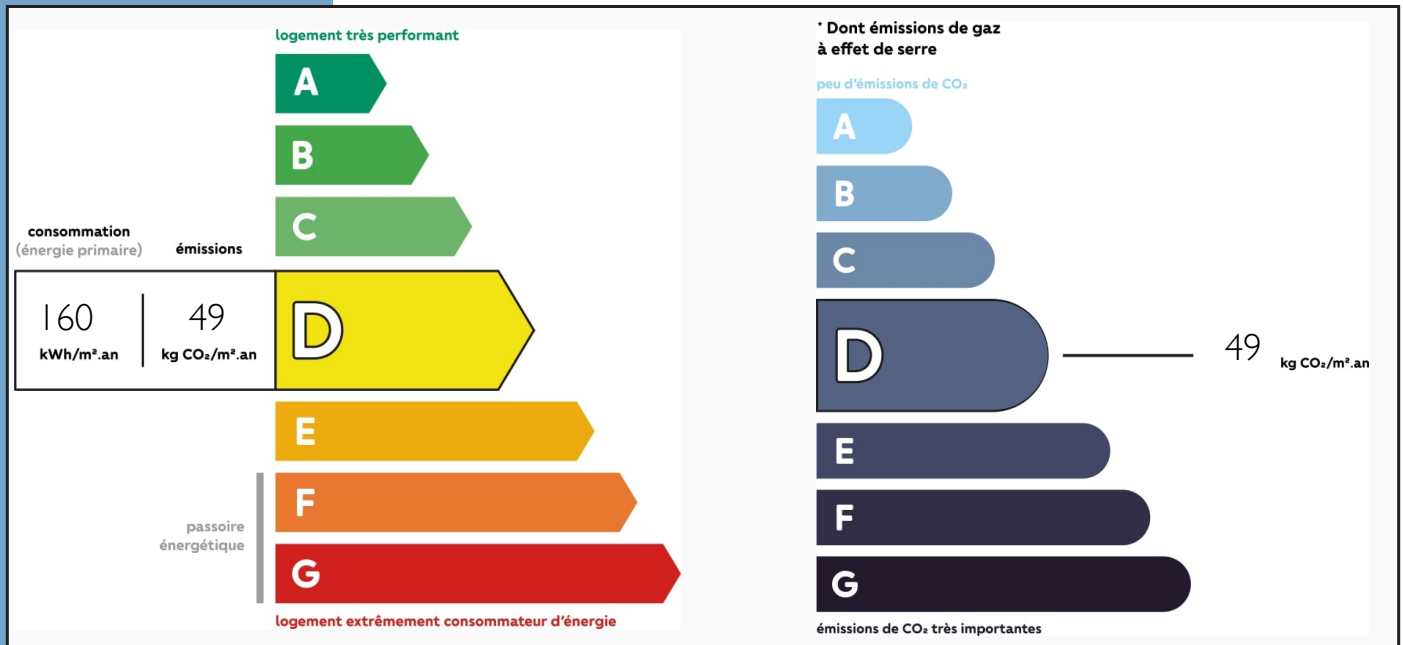


2 BEAUTIFULLY RENOVATED  
AJOINING PROPERTIES /  
EXISTING GITE BUSINESS / 13  
BEDS / MOUNTAIN VIEWS...

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

Ref : A33308FRW65

## ENERGIE-DPE



## 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 :A33308FRW65  
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)