



EXCEPTIONAL TOURIST ACCOMMODATION AND EVENT VENUE



PROPERTY FACT FILE	
REFERENCE	A35244LIS32
PRICE	€ 2,995,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	36
BATHROOM	20
ACCOMMODATION	2000 m ²
LAND	45000 m ²
TOWN	Auch
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Barns - outbuildings, Business potential, Covered parking
<small>*Price based on current exchange rate which is subject to change</small>	





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Nestled in the peaceful countryside near Auch, just 40 minutes from Toulouse Airport, this exceptional estate offers accommodation for up to 110 guests. It features a grand gîte, 13 cottages, 4 guest rooms, chalets, and camping with a pool. With four modular reception halls (10–400 guests), a jacuzzi, mini-golf, and fishing lake, it's ideal for

DESCRIPTIF

Tucked away in the peaceful hills of the Gers, just 6 km from the historic town of Auch and 40 minutes from Toulouse Airport, this remarkable estate is more than a property — it's a place where dreams take shape.

Spread across a lush and tranquil setting, the estate offers accommodation for up to 110 guests, making it ideal for group retreats, weddings, seminars or high-end tourism. From the grand 250 m² gîte to the 13 charming cottages, 4 elegant guest rooms, and open-air camping spaces with pool, every detail invites comfort and connection.

With four flexible reception halls hosting 10 to 400 guests, and features like a jacuzzi, mini-golf, and fishing lake, the domain is designed for unforgettable experiences.

And the best is yet to come:

A 350 m² buildable plot with panoramic views, perfect for a glass-walled restaurant

A character-filled 100 m² dovecote ready to become unique accommodation

A 250 m² stone barn, ideal for a wellness space or reception hall

Set near a future business zone, the property also offers commercial potential, bridging leisure and enterprise. Whether you're envisioning a wellness retreat, eco-resort, event venue, or multi-functional tourism destination, this turnkey estate is your canvas.

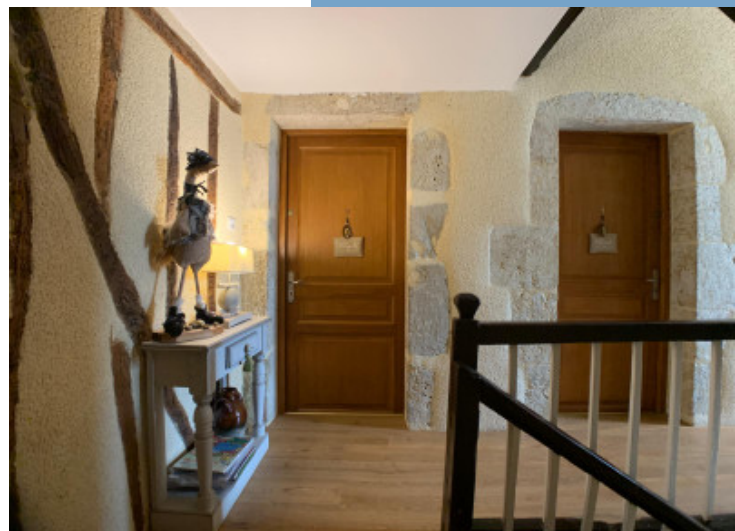
For more information or to arrange a viewing, contact us today.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35244LIS32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

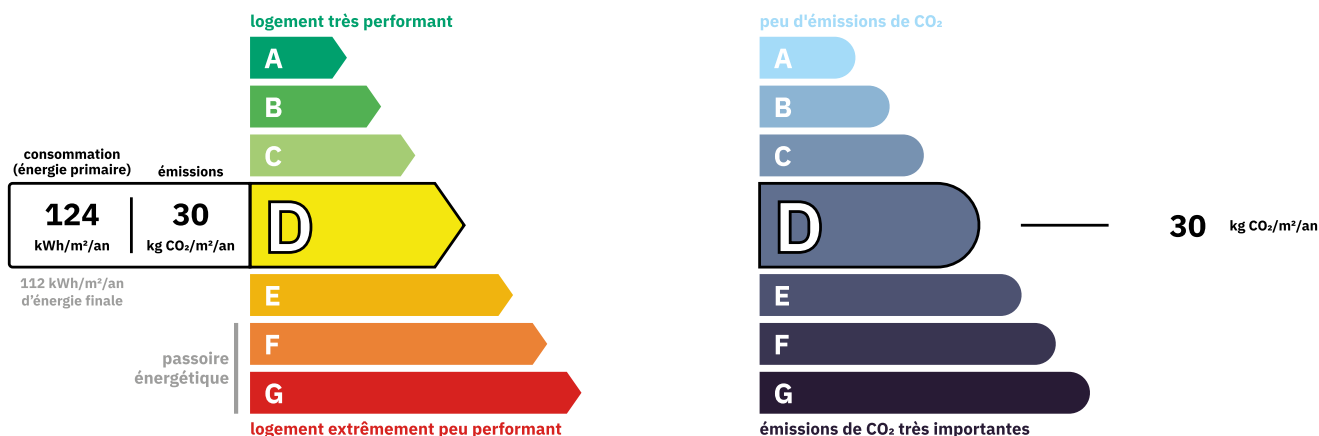
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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3390 € and 4670€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A35244LIS32
FILE COMPLETE
AND PHOTOS
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