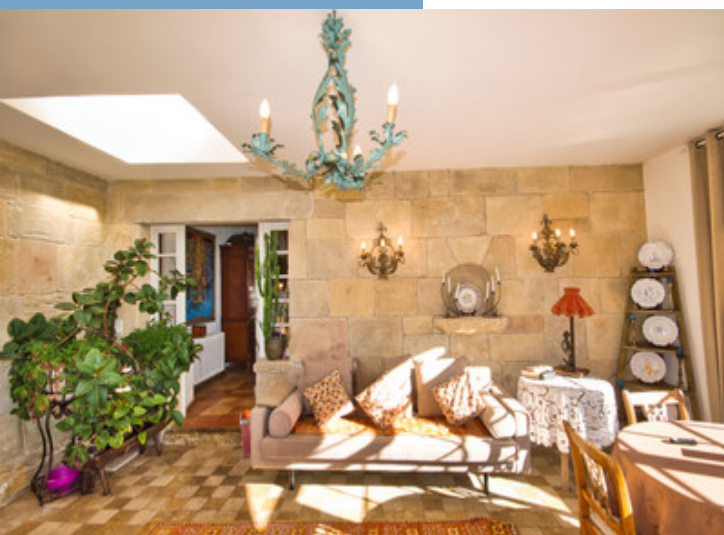
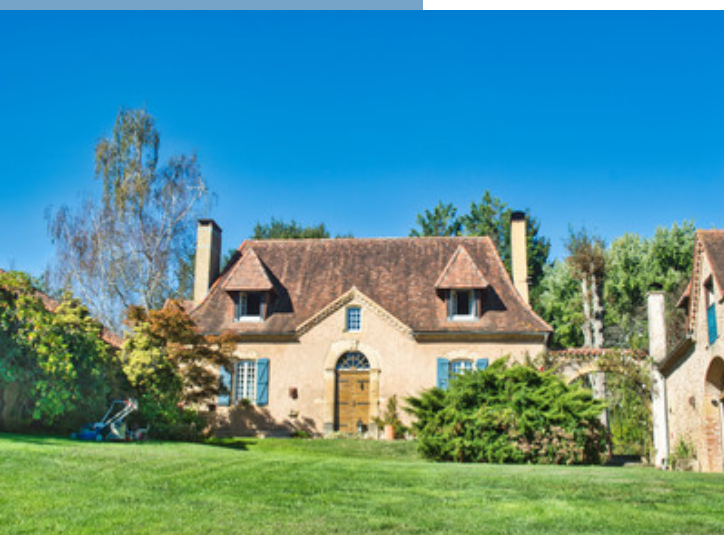




AMAZING EQUESTRIAN ESTATE + 9 HA + TENNIS  
COURT + SWIMMING POOL + 600 M2 OF LIVING  
SPACE



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



PROPERTY FACT FILE	
REFERENCE	A24522JOD65
PRICE	€ 1,845,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	600 m <sup>2</sup>
LAND	90000 m <sup>2</sup>
TOWN	Madiran
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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

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

Ref : A24522JOD65

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, and a swimming pool.

## DESCRIPTIF

### 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



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

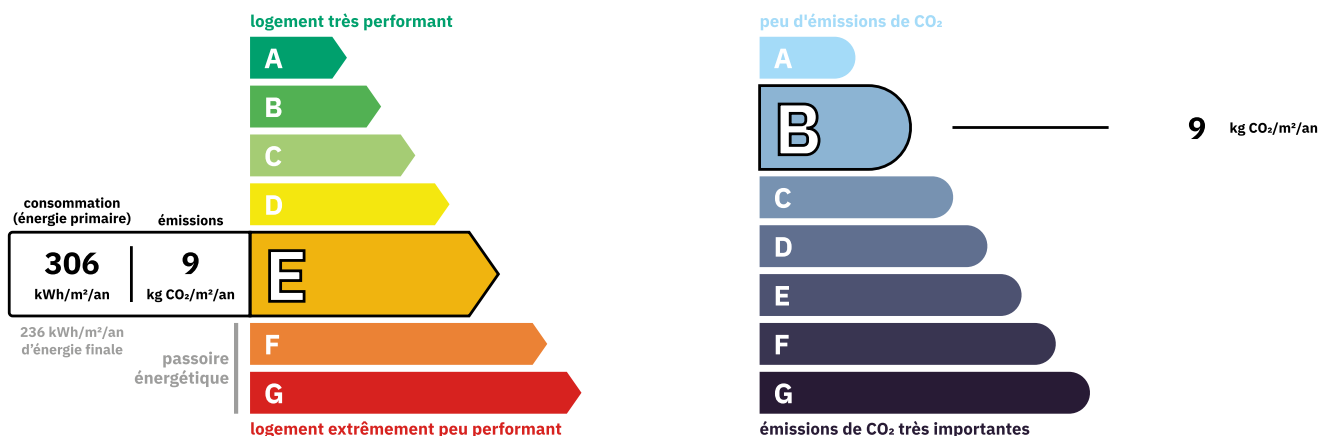
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

Ref : A24522JOD65

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 2720 € and 3750€ for 2021

## NOTICE

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

I: 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 : A24522JOD65  
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)