



STUNNING FAMILY HOME WITH THRIVING  
B&B/GÎTE, POOL AND SECURE GROUNDS – A  
PERFECT INVESTMENT IN THE PYRENEES!

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PROPERTY FACT FILE	
REFERENCE	A26134CMC31
PRICE	€ 550,000 £ 0* *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	
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	



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Dreaming of a thriving B&B or gîte lifestyle and a beautiful home? This property offers you a perfect opportunity!

On the edge of the breathtaking Pyrenees, this stunning property provides luxury living with excellent income.

## DESCRIPTION

Here are the key property and accommodation highlights in bullet points:

### Property Overview

- \* Set within secure grounds with electric gates and intercom.
- \* Beautifully renovated farmhouse & guest house, offering extensive accommodation.
- \* Potential for multiple uses: family home, B&B, gîte rentals, business retreat, or creative workshops.
- \* Possibility to create additional rental units in the barn and studio.
- \* Stunning Pyrenees location, attracting visitors year-round.
- \* Move-in ready, with modern updates while retaining original charm.

### Main House (505 m<sup>2</sup> habitable space)

- \* Elegant stone farmhouse, fully renovated.
- \* 7 bedrooms, including a luxurious 110 m<sup>2</sup> master suite with gym/office and spa-style bathroom.
- \* Spacious living areas, including:
  - \* Large 55 m<sup>2</sup> living room with exposed beams and patio doors.
  - \* 36 m<sup>2</sup> fully equipped kitchen & dining area with central island and fireplace.
  - \* Additional 28 m<sup>2</sup> lounge/reading area on the first floor.
- \* Multiple ensuite bathrooms, featuring walk-in showers, and a spa bath
- \* Office/games room (11 m<sup>2</sup>) for flexible use.

### Guest House (120 m<sup>2</sup> habitable space)

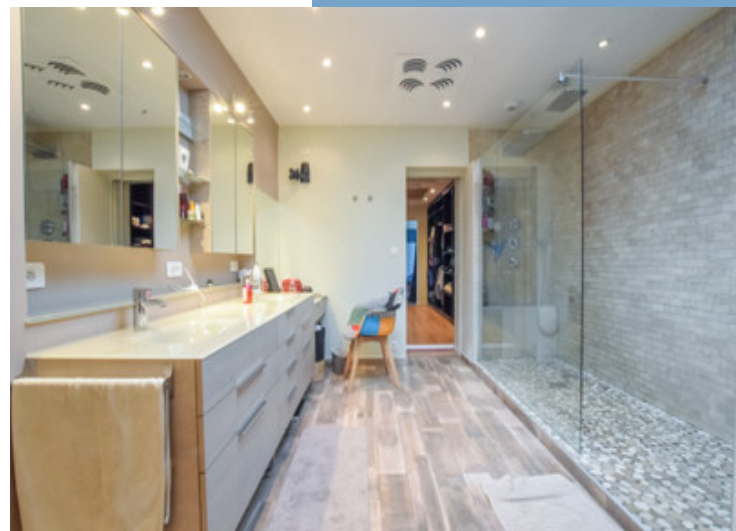
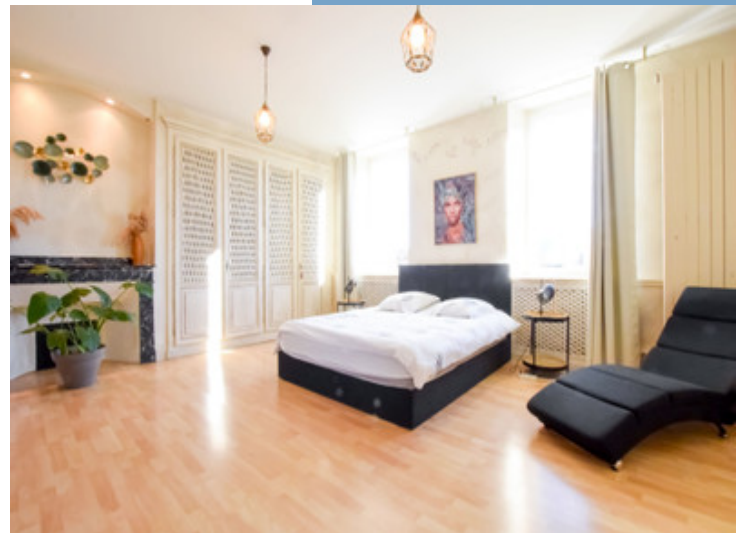
- \* Self-contained two-story home with private access.
- \* Open-plan kitchen, dining, and lounge area with large sliding doors to the pool terrace.
- \* Two double bedrooms and a spacious new modern shower room.
- \* Ideal for rental income or extended family use.

### Barn & outbuildings

More Online :

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

[COMPLETE FILE AND PHOTO ON REQUEST](#)



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

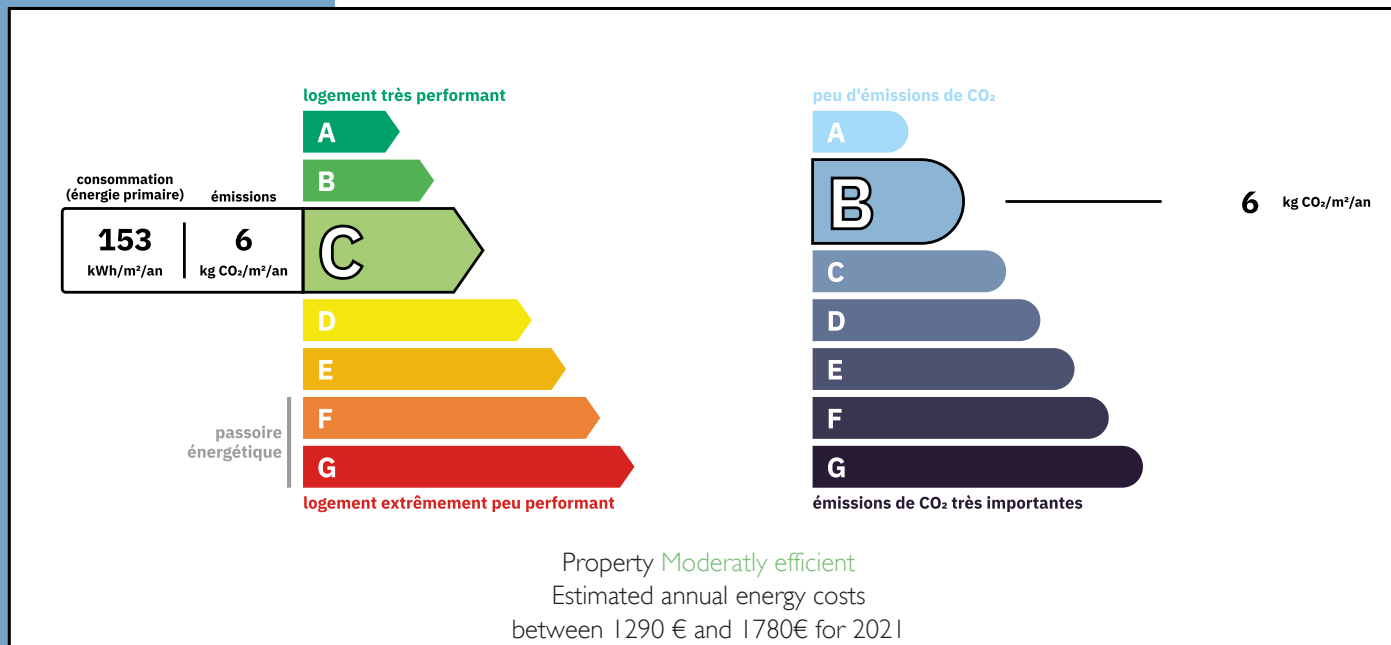
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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

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

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## CONTACT

Réf :A26134CMC31  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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