LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A26134CMC31
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	625 m²
LAND	2128 m²
TOWN	Ausson
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private 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 m² habitable space)

* Elegant stone farmhouse, fully renovated.
* 7 bedrooms, including a luxurious 110 m² master suite with gym/office and spa-style bathroom.
* Spacious living areas, including:
* Large 55 m² living room with exposed beams and patio doors.
* 36 m² fully equipped kitchen & dining area with central island and fireplace.
* Additional 28 m² lounge/reading area on the first floor.
* Multiple ensuite bathrooms, featuring walk-in showers, and a spa bath
* Office/games room (11 m²) for flexible use.



Guest House (120 m² 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

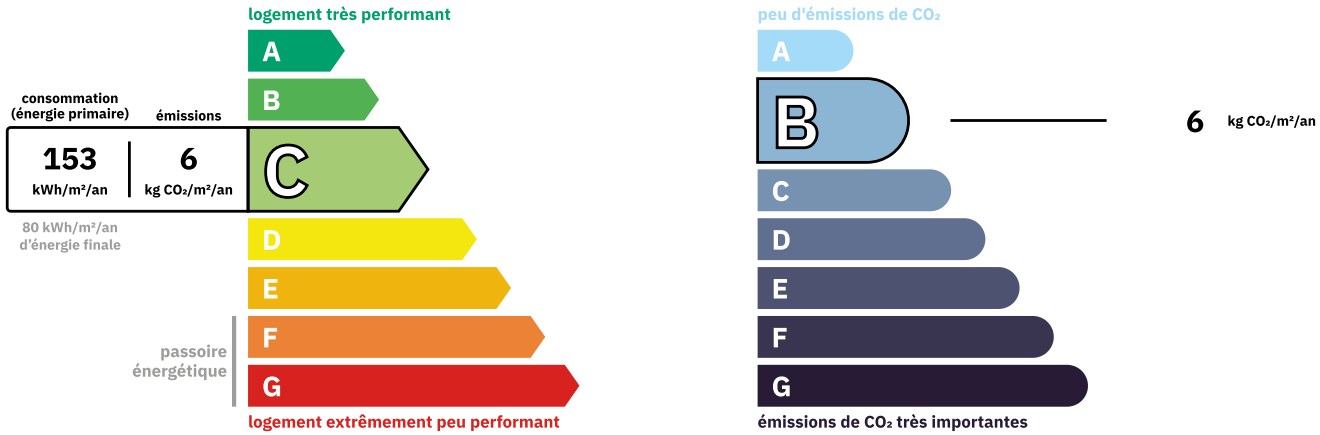
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1290 € and 1780€ for 2021

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

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