



## EXCEPTIONAL PROPERTY WITH STUNNING 360° VIEWS OF THE PYRENEES

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WITH STUNNING 360°  
VIEWS OF THE PYRENEES...



PROPERTY FACT FILE	
REFERENCE	A36577LIS3I
PRICE	€ 920,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	436 m <sup>2</sup>
LAND	210000 m <sup>2</sup>
TOWN	Saint-Gaudens
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Mountain view, Guest house - Gite
<small>*Price based on current exchange rate which is subject to change</small>	





EXCEPTIONAL PROPERTY  
WITH STUNNING 360°  
VIEWS OF THE PYRENEES...

Ref : A36577LIS31

600 m<sup>2</sup> estate on 21 ha, fully renovated, panoramic Pyrenees views, stables, pool, 1h from Toulouse. Perfect for family or tourism projects.

## DESCRIPTIF

Just a few kilometers from Saint-Gaudens, perched on a hilltop, this exceptional 600 m<sup>2</sup> estate offers breathtaking 360° panoramic views over the majestic Pyrenees and their foothills.

The property features a main house of 263 m<sup>2</sup> and a separate 172 m<sup>2</sup> guest house, all set within 22 hectares of meadows and woodlands crossed by a river — a true paradise for nature lovers, perfect for enjoying the changing seasons.

Recently fully renovated, the property benefits from brand-new insulation and electrical systems, ensuring optimal comfort year-round.

Picture yourself on the vast 150 m<sup>2</sup> covered terrace, savoring every moment with family and friends in front of this incredible landscape.

Highlights include a 162 m<sup>2</sup> stable with three horse boxes, a swimming pool surrounded by a 75 m<sup>2</sup> wooden terrace, and plenty of space to bring your projects to life — whether it's a large family home, a multi-generational retreat, or a tourism venture.

All this, just one hour from Toulouse and its international airport, and only 37 km from the nearest ski resort.

A rare lifestyle opportunity where comfort, nature, and serenity come together.

### Room Measurements – Detailed Breakdown

House 1 – 263 m<sup>2</sup>

Ground floor – Total surface: 193.3 m<sup>2</sup>

Entrance hall – 16 m<sup>2</sup>

Bedroom 1 with en-suite shower room – 17.2 m<sup>2</sup>

Bedroom 2 with en-suite shower room – 17.8 m<sup>2</sup>

Main kitchen – 39 m<sup>2</sup>

Living room – 60 m<sup>2</sup>

Second kitchen (adjoining the living area) – 10.5 m<sup>2</sup>

Bathroom – 7 m

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36577LIS31>

COMPLETE FILE AND PHOTO ON REQUEST



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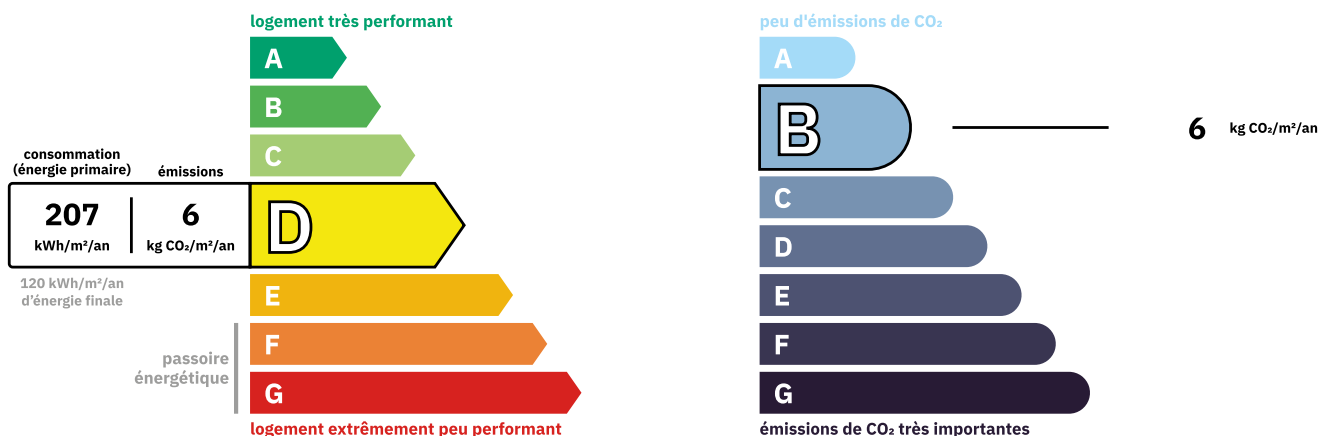
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 4280 € and 5850€ for 2023

## NOTICE

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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.

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## CONTACT

Réf : A36577LIS3I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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