



TRADITIONAL BIGORDIAN HOUSE WITH
BUSINESS OPPORTUNITY, LAND, CLOSE TO
VIC-EN-BIGORRE 65

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TRADITIONAL BIGORDIAN
HOUSE WITH BUSINESS
OPPORTUNITY, LAND,
CLOSE TO
VIC-EN-BIGORRE 65...



PROPERTY FACT FILE

REFERENCE	A38720SAT65
PRICE	€ 599,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	450 m ²
LAND	45590 m ²
TOWN	Saint-Lézer
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Renovated luxury home on 4.55 hectares
- Six bedrooms, ideal family or guest house
- South-facing with open countryside views
- Land suitable for equestrian/animals
- Close to Vic-en-Bigorre and airports

TRADITIONAL
BIGORDIAN HOUSE WITH
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An Exceptional Property in the Heart of South-West France.

Located just minutes from Vic-en-Bigorre, this beautifully renovated luxury house offers an exceptional lifestyle in the Hautes-Pyrénées, a sought-after region of Occitanie known for its rolling countryside,

DESCRIPTION

The house offers 450m² of living space and includes:

12 spacious and light-filled rooms
 Entrance hall 26m² with underfloor heating
 Sitting room 30m²
 Office 14m²
 Dining room 25m²
 Boiler room
 6 generous bedrooms
 4 modern bathrooms
 A fully fitted and equipped kitchen 22m² fully fitted with breakfast island
 Studio 34m²
 Gite

Wooden windows and double-glazed doors for excellent insulation

A recently re-roofed structure

The south-facing orientation ensures abundant natural light throughout the day, enhancing the warm and welcoming atmosphere of the home.

Outdoor Space & Lifestyle Potential

The landscaped grounds offer uninterrupted views over the courtyard and surrounding countryside, creating a peaceful environment ideal for relaxation.

Currently there is an above ground pool but the land is suitable for the installation of a swimming pool with the correct permissions, allowing future owners to create a private leisure area or luxury retreat. With 1 acre of woodland and animal shelters and water access in all fields the grounds are perfect for animals also. Within the entrance courtyard there is a garage and barn with a ground and first floor. Electric gates.

This property is perfectly suited for:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38720SAT65>

COMPLETE FILE AND PHOTO ON REQUEST



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

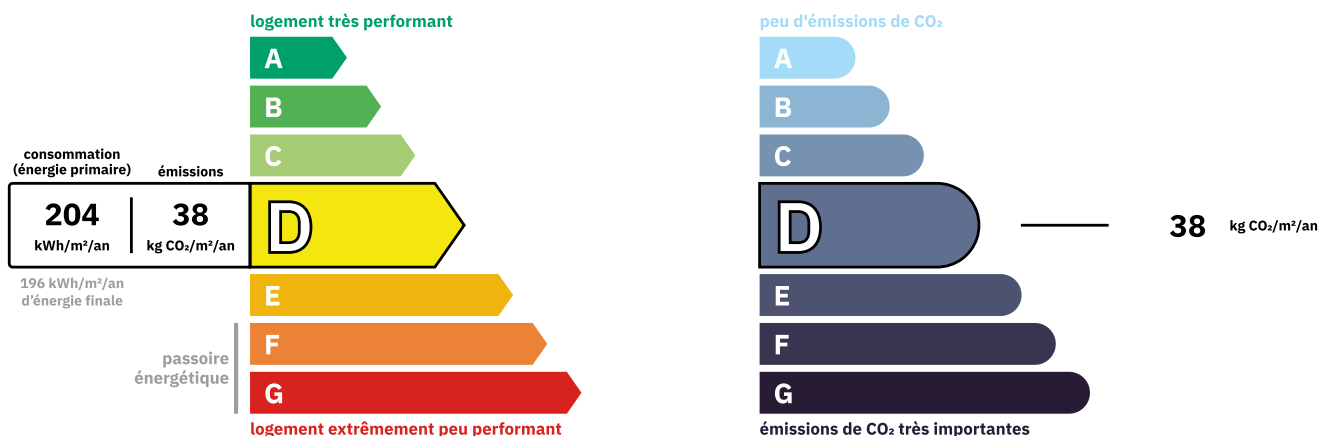
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 5490 € and 7500€ for 2023

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 : A38720SAT65
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AND PHOTOS
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