



STUNNING VIEWS, POOL AND ENERGY-SAVING
COMFORT - YOUR DREAM LIFE IN SOUTHWEST
FRANCE AWAITS!

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PROPERTY FACT FILE	
REFERENCE	A39027BT32
PRICE	€ 618,800 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (595 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	300 m ²
LAND	15000 m ²
TOWN	Bellegarde
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Gîtes, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning views of Pyrenees and rolling hills
- Energy-efficient with 'C' DPE rating
- Totally private, peaceful rural setting
- No work needed – move in and live the dream
- Barn with new roof and potential to develop

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Beautifully decorated and upgraded for modern comfort, this home features eco-conscious updates including solar panels (power output of 6.5 KWC), insulation, and three pompes à chaleur. Each room has a thermostat controllable via smartphone. The grounds are equally cared for, with tranquil seating areas designed to capture stunning

DESCRIPTIF

Set in complete privacy on a 1.5-hectare plot, this beautifully presented home offers a rare combination of rural charm and modern eco-conscious living. The house is well insulated and equipped for year-round comfort with solar panels, three pompes à chaleur, and double-glazed windows. Every room has its own thermostat, controllable remotely via smartphone. Two wood-burning stoves—one in the kitchen and one in the salon—add cosy ambiance on cooler evenings.

Outdoor living is a true highlight. A standout feature is the stunning 8m x 4m marble-effect resin saltwater pool, imported from Australia. It includes integrated steps and spa jets —perfect for both relaxation and fun. Surrounded by hedging for privacy, the pool is accessed directly from the salon via double patio doors, with a paved area ideal for lounging before or after a swim. A private well supplies water to the garden and pool, promoting responsible and economical water use.

To the rear, a large terrace off the kitchen creates the perfect entertaining space. Part paved and part gravelled, it overlooks beautifully maintained gardens with mature trees, fruit trees, and uninterrupted views of the rolling Gers countryside. Thoughtfully designed to blend with the home, the terrace features exposed wooden beams and matching roof tiles. Electricity is already in place—ideal for string lights and alfresco dining on warm summer evenings.

In addition to the main home, the property offers a wealth of outbuildings:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39027BT32>

COMPLETE FILE AND PHOTO ON REQUEST



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

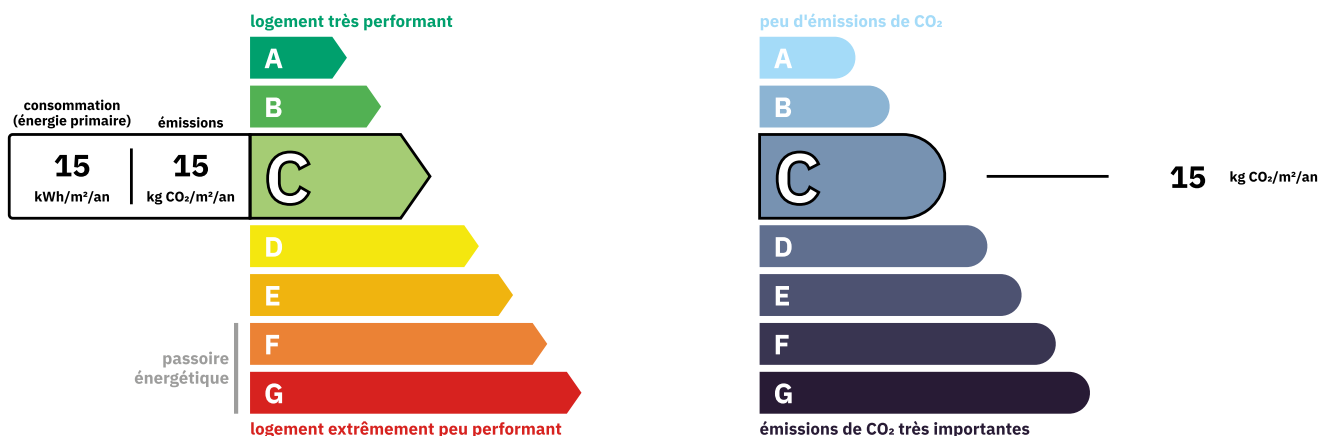
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between € and € for

NOTICE

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CONTACT

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AND PHOTOS
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