



EXCEPTIONAL RESTORED ESTATE NEAR  
NOGARO, POOL, GÎTES, PARK, IDEAL TOURISM  
OR FAMILY HOME. GERS 32

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## PROPERTY FACT FILE

REFERENCE	A41913SAT32
PRICE	€ 691,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	458 m <sup>2</sup>
LAND	6236 m <sup>2</sup>
TOWN	Arblade-le-Haut
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Restored character property DPE C Rated
- Prime location near Nogaro & Camino GR65
- Ideal for gîte, B&B or restaurant project
- Park, pool, outbuildings
- Ready-to-use, fully renovated estate

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Located 1.5 km from Nogaro, this exceptional fully restored character estate offers 620 m<sup>2</sup> of living space set in a magnificent 6,200 m<sup>2</sup> wooded park. Formerly operated as a hospitality business, the property is perfectly suited for a luxury family residence or an immediate tourist project such as gîtes, bed & breakfast, guesthouse or

## DESCRIPTION

This remarkable estate will appeal to buyers seeking a prestigious lifestyle property with strong income potential. Ideal for entrepreneurs in tourism or hospitality, it is perfectly configured for operating gîtes, chambres d'hôtes, retreats, or a small restaurant thanks to its multiple kitchens, independent accommodations and high visitor traffic from the nearby Nogaro circuit and Camino de Santiago.

Large families or multi-generational households will appreciate the generous volumes, nine bedrooms, multiple living areas and independent spaces allowing privacy for all. Investors looking for a turnkey project will value the compliant sanitation, modern comfort (air conditioning, heating, insulation), and existing layout requiring no major work.

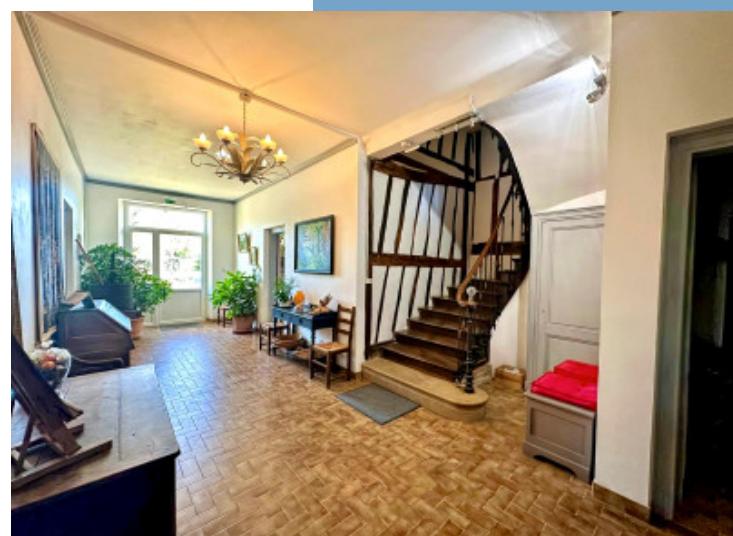
Nature lovers and those seeking a serene yet connected setting will enjoy the landscaped park, vegetable garden, orchard with fruit and nut trees, greenhouses, well, swimming pool 8 x 4m and shaded terraces.

With its strategic location, authentic charm and modern efficiency, this estate offers a rare opportunity to combine quality of life with a profitable and sustainable project in Southwest France.

The main house of 462m<sup>2</sup> of living space on three levels.

Ground floor; a large entrance hallway (28m<sup>2</sup>) opens to, on the right side, a living room 48m<sup>2</sup> and a dining room, on the left side a small dining room 24m<sup>2</sup>, a bathroom, a toilet and a majestic staircase.

First floor, three large bedrooms (24m<sup>2</sup>, 24.5m<sup>2</sup>, 16m<sup>2</sup>) each with their own ...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41913SAT32>

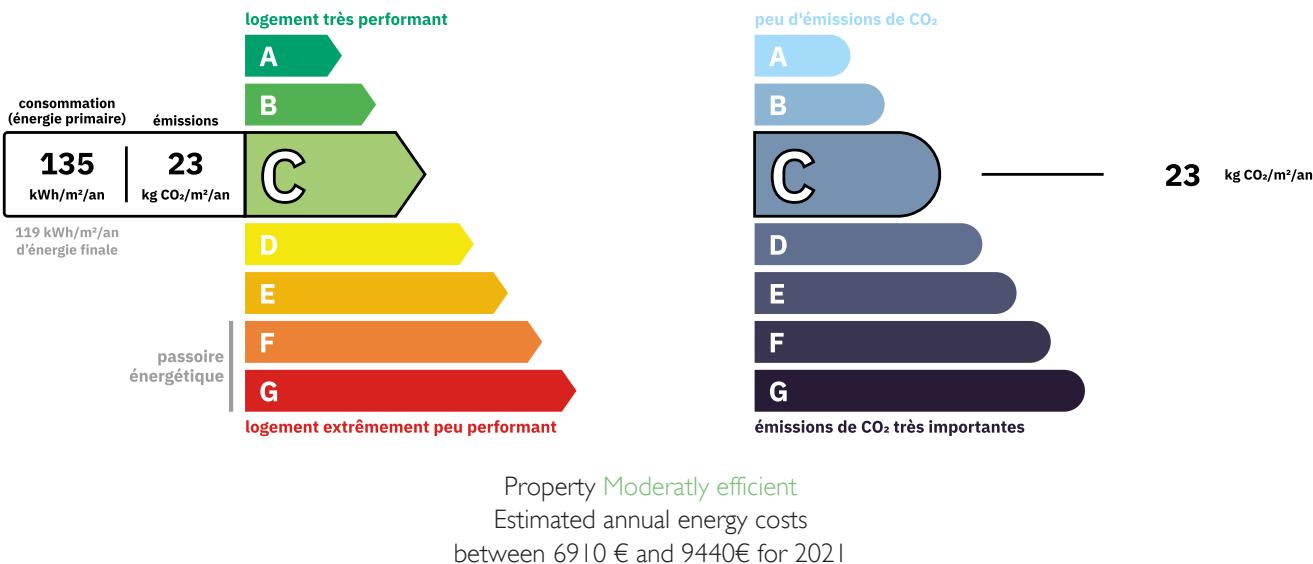
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



## NOTICE

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

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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