

A RARE LIFESTYLE AND BUSINESS OPPORTUNITY IN SOUTHWEST FRANCE
3 HOUSES AND AN APARTMENT - OSSUN EZ ANGLES

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PROPERTY FACT FILE

REFERENCE	A42009FRW65
PRICE	€ 780,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (736 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	9
ACCOMMODATION	446 m²
LAND	138296 m²
TOWN	Ossun-ez-Angles
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private drainage, Barns - outbuildings, Detached

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





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- comprising three houses and one apartment
- 13 hectares of private land and woodland
- 30 mins to skiing
- 30 mins to Lourdes airport
- 15 mins to Bagneres de Bigorre

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Wake each morning to uninterrupted countryside views and watch the sun set over the Pyrenees from your own private haven
Nestled within over 13 hectares (32 acres) of private land and woodland, this exceptional estate enjoys breathtaking panoramic views across the rolling Gascon countryside to the majestic Pyrenees



DESCRIPTION

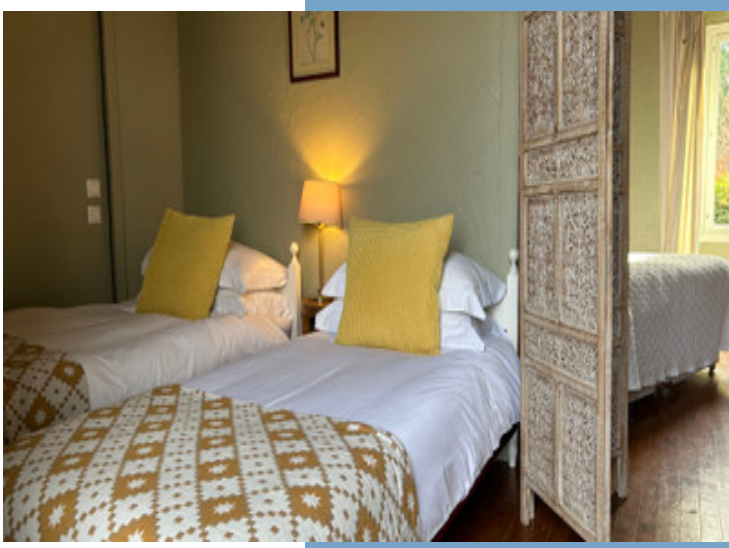
Surrounded by nature, the estate provides a peaceful sanctuary while offering ample accommodation for guests, family, or clients. Mature woodland, open land, and spectacular mountain vistas create an inspiring setting for relaxation, recreation, and sustainable living.

Ideal for:
Yoga and wellness retreats
Cycling and walking holidays
Gîte and holiday rental business
Corporate retreats and workshops
Multi-generational family living
A private countryside estate



Main Features

Potential origins as a historic presbytery dating from 1681
Over 13 hectares (32 acres) of land and woodland
Approximately 446m² of habitable living space
Three houses plus a self-contained apartment
Stunning panoramic countryside and Pyrenees views
Wood-fired central heating system and multiple wood-burning stoves
Flexible accommodation easily arranged into 2, 3, or 4 independent dwellings
Separate parking area discreetly located to the rear of the property
Swimming pool with dedicated pool house



Perfectly positioned in the foothills of the Pyrenees, the property is just 30 minutes from Lourdes Airport and within easy reach of the family-friendly ski areas of Hautacam and Val d'Azun. Whether for winter sports, hiking, cycling or simply enjoying the mountain scenery, this location offers exceptional year-round appeal.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42009FRW65
COMPLETE FILE AND PHOTO ON REQUEST

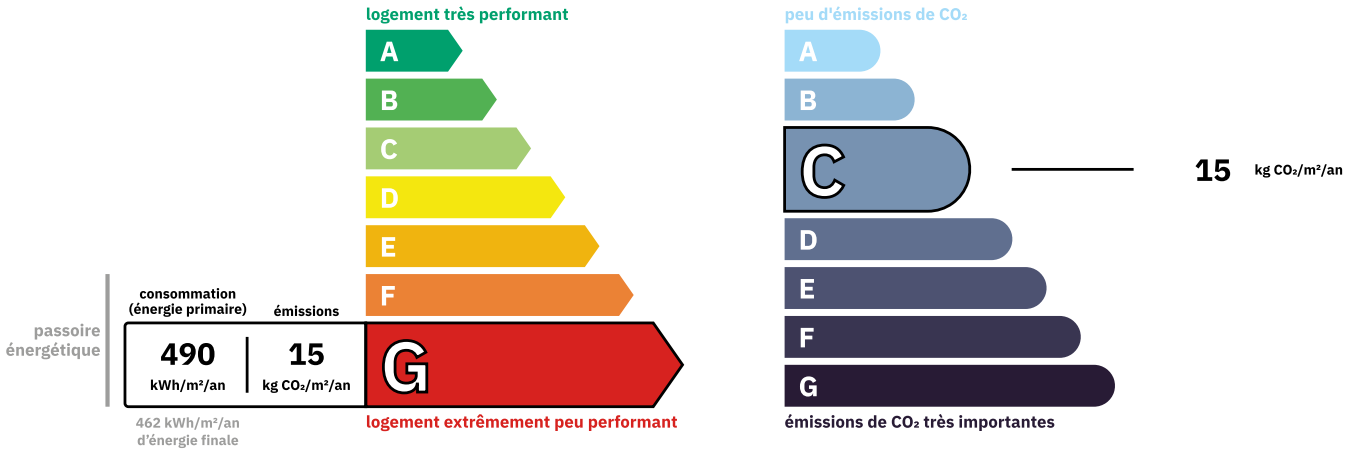
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ENERGIE-DPE

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



Property Extremely energy consuming
Estimated annual energy costs
between 4270 € and 5850€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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