



## TWO INDEPENDENT HOMES WITH HIGH-END RENOVATIONS AND BREATHTAKING PYRENEES VIEWS

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BREATHTAKING PYRENEES  
VIEWS...



PROPERTY FACT FILE	
REFERENCE	A36577LIS3I
PRICE	€ 897,000 £ 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	Swimming Pool, Other Drainage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	





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PYRENEES VIEWS...

Ref : A36577LIS31

Just outside Saint-Gaudens, this exceptional hilltop estate spans 22 hectares of meadows, woods and a river, with stunning 360° views over the Pyrenees. The fully renovated main house (263 m²) and guesthouse (172 m²) blend charm, comfort and modern upgrades, including new insulation and electrics. A vast 150 m² covered terrace

## DESCRIPTIF

A Hidden Gem in the South of France – Breathtaking Views, Total Tranquillity, and Endless Possibilities”

Just a few kilometres from the charming town of Saint-Gaudens, perched high on a hilltop, lies a place that feels like a secret waiting to be discovered. Here, in the heart of the countryside, this extraordinary 22-hectare estate offers a lifestyle many only dream of — with sweeping 360° views of the Pyrenees and their rolling foothills.

The main house (263 m²) and a beautifully renovated guesthouse (172 m²) sit in harmony with their surroundings: meadows, woodland, and even a gentle river winding through the land. Nature is everywhere — and yet, comfort hasn't been sacrificed. The entire property has been thoughtfully restored, including new insulation and electrics.

Picture yourself enjoying long summer evenings on the vast 150 m² covered terrace, glass in hand, surrounded by birdsong and mountain views. There's also a private swimming pool, a wooden deck for lounging, and a 162 m² stable with three boxes — perfect if you've always dreamed of having horses or simply need space for new ideas.

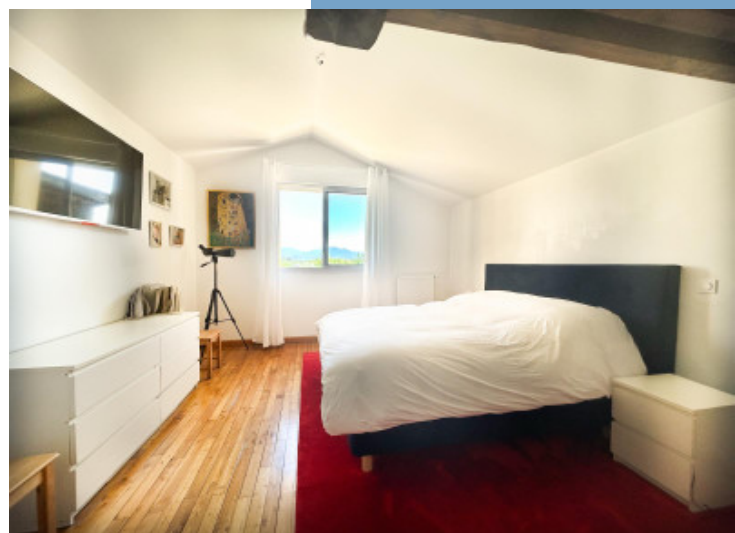
Whether you're seeking a peaceful family retreat, a base for multi-generational living, or the potential to create a hospitality or wellbeing project, this place offers the space and the soul to make it real.

You're just over an hour from Toulouse and its international airport, and only 37 km from the nearest ski stations — meaning adventure and connec

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

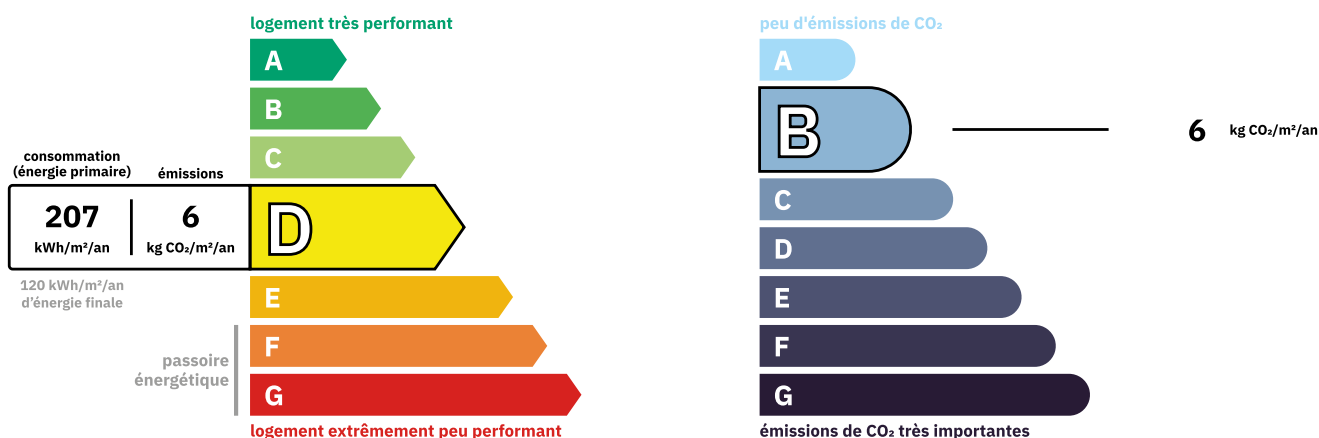
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## ENERGIE-DPE

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



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

## NOTICE

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

I: 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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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 : A36577LIS3I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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