

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	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	458 m²
LAND	6236 m²
TOWN	Arblade-le-Haut
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





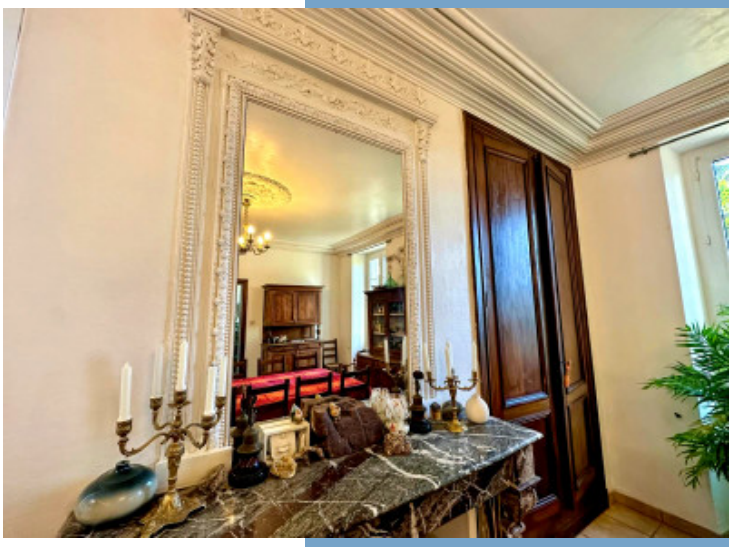
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- Restored character property DPE C Rated
- Prime location near Nogaro & Camino GR65
- Ideal for gîte, B&B or restaurant project
- Park, pool, outbuildings
- Ready-to-use, fully renovated estate

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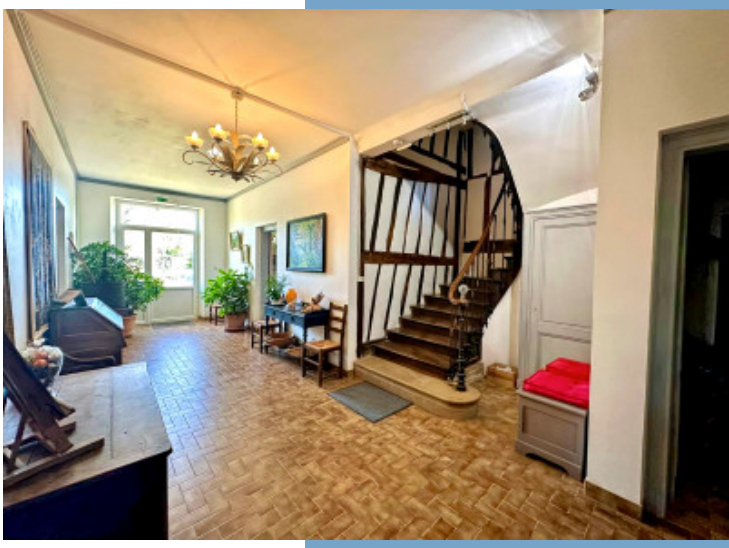
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Located 1.5 km from Nogaro, this exceptional fully restored character estate offers 620 m² of living space set in a magnificent 6,200 m² wooded park. Formerly operated as a hospitality business, the property is perfectly suited for a luxury family 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 462m² of living space on three levels.
Ground floor; a large entrance hallway (28m2) opens to, on the right side, a living room 48m2 and a dining room, on the left side a small dining room 24m2, a bathroom, a toilet and a majestic staircase.
First floor, three large bedrooms (24m2, 24.5m2, 16m2) each with their own ...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41913SAT32

COMPLETE FILE AND PHOTO ON REQUEST

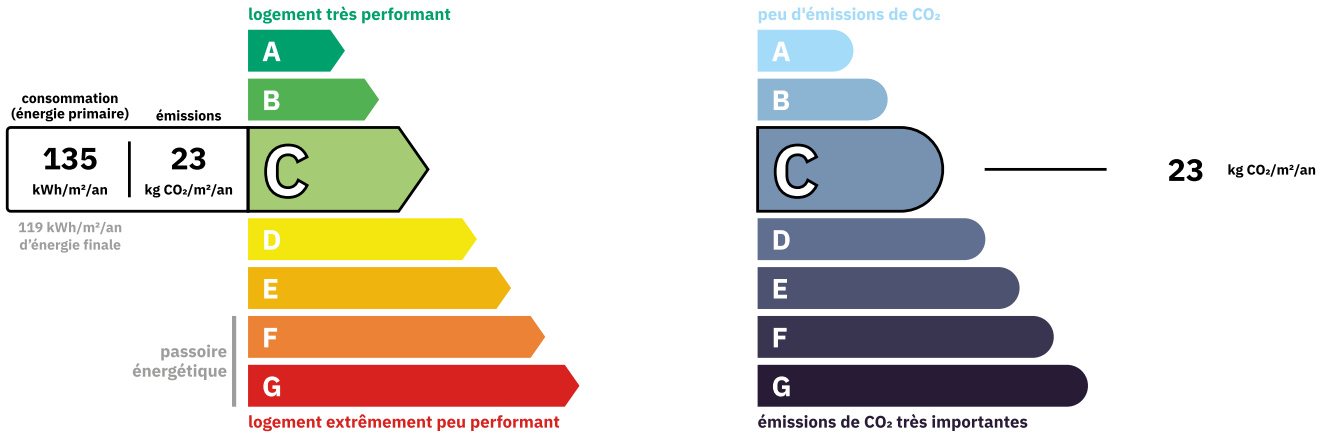
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 6910 € and 9440€ 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

Réf :A41913SAT32
FILE COMPLETE AND PHOTOS ON REQUEST

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