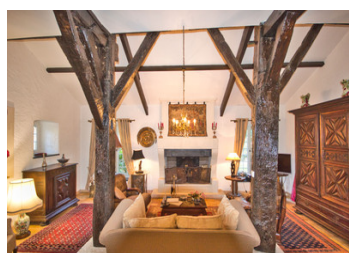
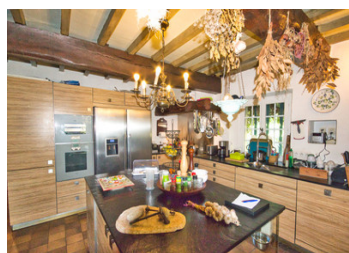


AMAZING EQUESTRIAN ESTATE + 9 HA + TENNIS COURT + SWIMMING POOL + 600 M2 OF LIVING SPACE



INFORMATION

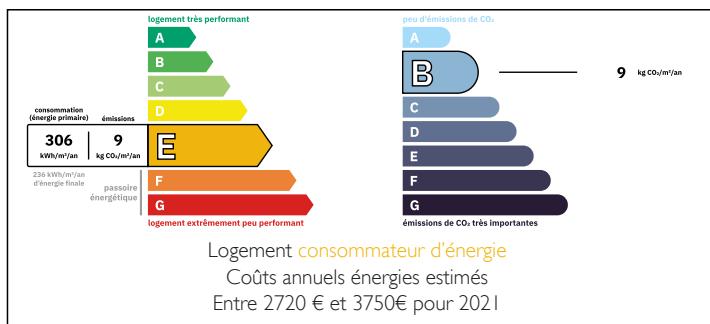
Town:	Madiran
Department:	Hautes-Pyrénées
Bed:	9
Bath:	6
Floor:	600 m2
Plot Size:	90000 m2



IN BRIEF

Escape to a stunning 9-hectare property in Madiran, Hautes-Pyrénées, offering panoramic countryside views. The estate features 6 buildings, a saltwater pool, and a tennis court. The meticulously restored 1767 Béarnaise farmhouse boasts 5 bedrooms, modern amenities, and a charming fireplace. A fully rebuilt barn offers 2 bedrooms, a library, and more. Additional highlights include a pool house, converted pigeonier, garage with caretaker's accommodation. The estate comes complete with agricultural equipment and the possibility of furniture sale. A rare opportunity for a luxurious rural lifestyle awaits!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

KEY FEATURES:

- Area: 9 hectares
- Grass and ornamental trees approximately 3ha
- Meadow approximately 3ha, woodlands by water and forests approximately 6ha
- 6 buildings
- 2 water wells, one with an electric pump
- 1 saltwater pool
- 1 fenced Top Ten tennis court
- Electric gate + video surveillance
- Town: 15 min from Madiran, 7 min from Lembeye
- rural village - Hautes-Pyrénées / 240 inhabitants
- View: Beautiful countryside view 360° on the hill, fully fenced property

Property Taxes in 2024 = 3,900 euros

BUILDINGS:

MAIN HOUSE:

Béarnaise farmhouse dating back to 1767, fully restored and modernized, on 2 floors:

- 5 bedrooms + 2 bathrooms with WC + 1 separate WC + 1 dressing room
- 1 living room + 1 TV room + 1 winter garden + 1 modern kitchen – integrated dining room
- 1 storage room on the ground floor + 1 storage room in the attic
- Large country fireplace, old stone sink, under-stairs closed by an ancient Louis XIII door and wrought iron grille. Oak staircase open to the living room.
- Austrian ceramic wood stove.
- Full double glazing.
- Roof refurbishment with special insulation.
- Oil heating

RENOVATED BARN:

- 2 bedrooms + 2 bathrooms with WC (modern) + 1 separate WC
- 2 living rooms with Austrian ceramic wood stove + 1 library/office + 1 kitchen with integrated dining room
- Completely rebuilt with old materials: stones and

LOCAL TAXES

Taxe foncière:	3969 EUR
Taxe habitation:	EUR

NOTES