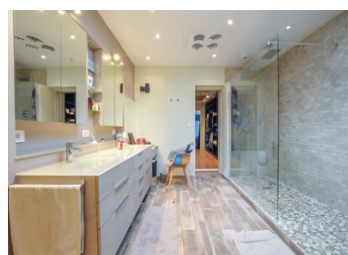
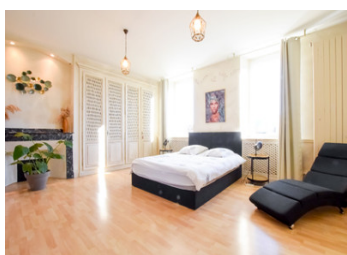
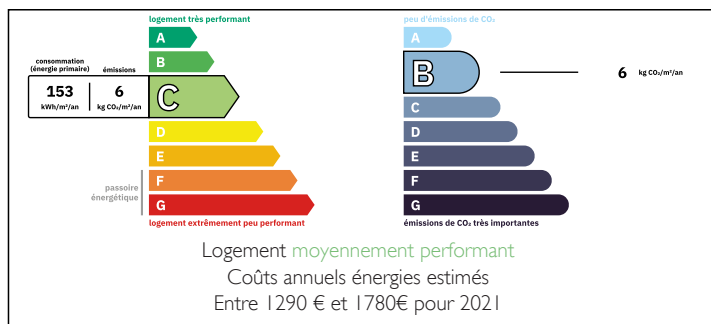


Stunning family home with thriving B&B/Gîte, pool and secure grounds – A perfect investment in the Pyrenees!



## ENERGY - DPE



## INFORMATION

Town:	Ausson
Department:	Haute-Garonne
Bed:	9
Bath:	8
Floor:	625 m <sup>2</sup>
Plot Size:	2128 m <sup>2</sup>

## IN BRIEF

Dreaming of a thriving B&B or gîte lifestyle and a beautiful home? This property offers you a perfect opportunity!

On the edge of the breathtaking Pyrenees, this stunning property provides luxury living with excellent income.

Whether you seek a family home or a turnkey business, this well-established B&B/Gîte presents an exciting opportunity.

Within secure grounds, it features spacious interiors, a sparkling pool, private parking, and a tranquil setting—ideal for guests and personal enjoyment. With excellent reviews, repeat bookings, and strong revenue, it's a thriving year-round business.

Surrounded by nature and outdoor adventure, the location attracts visitors in every season, ensuring

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

Here are the key property and accommodation highlights in bullet points:

### Property Overview

- \* Set within secure grounds with electric gates and intercom.
- \* Beautifully renovated farmhouse & guest house, offering extensive accommodation.
- \* Potential for multiple uses: family home, B&B, gîte rentals, business retreat, or creative workshops.
- \* Possibility to create additional rental units in the barn and studio.
- \* Stunning Pyrenees location, attracting visitors year-round.
- \* Move-in ready, with modern updates while retaining original charm.

## LOCAL TAXES

Taxe foncière: **4848 EUR**

### Main House (505 m<sup>2</sup> habitable space)

- \* Elegant stone farmhouse, fully renovated.
- \* 7 bedrooms, including a luxurious 110 m<sup>2</sup> master suite with gym/office and spa-style bathroom.
- \* Spacious living areas, including:
  - \* Large 55 m<sup>2</sup> living room with exposed beams and patio doors.
  - \* 36 m<sup>2</sup> fully equipped kitchen & dining area with central island and fireplace.
  - \* Additional 28 m<sup>2</sup> lounge/reading area on the first floor.
- \* Multiple ensuite bathrooms, featuring walk-in showers, and a spa bath
- \* Office/games room (11 m<sup>2</sup>) for flexible use.

### Guest House (120 m<sup>2</sup> habitable space)

- \* Self-contained two-story home with private access.
- \* Open-plan kitchen, dining, and lounge area with large sliding doors to the pool terrace.
- \* Two double bedrooms and a spacious new modern shower room.
- \* Ideal for rental income or extended family use.

## NOTES