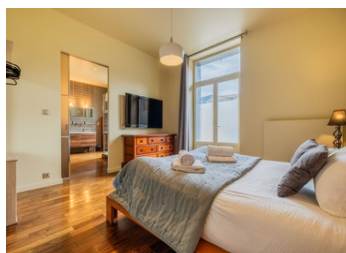
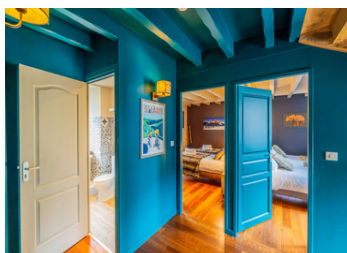
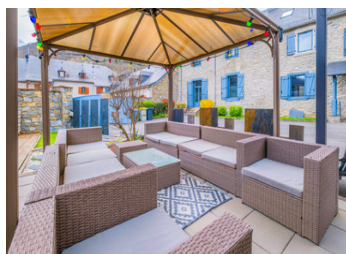
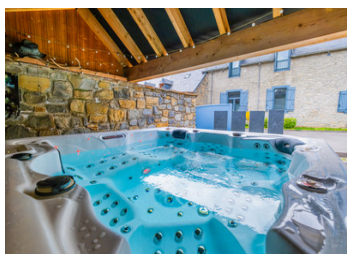


## 2 BEAUTIFULLY RENOVATED AJOINING PROPERTIES / EXSISTING GITE BUSINESS / 13 BEDS / MOUNTAIN VIEWS



## INFORMATION

Town:	Vignec
Department:	Hautes-Pyrénées
Bed:	13
Bath:	6
Floor:	373.34 m2
Plot Size:	280 m2

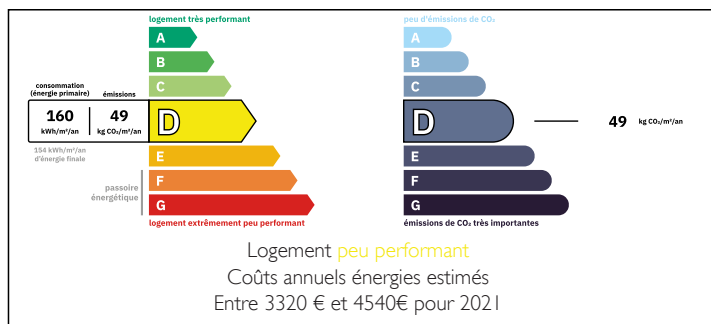


## IN BRIEF

Nestled in the picturesque village of Vignec, this beautifully renovated property offers an exceptional opportunity to own an already thriving gîte business in the Haute Pyrénées. Located just minutes from the renowned ski resorts of Saint-Lary-Soulan, Peyragudes, Piau and Val Louron. These stunning properties provide year-round appeal in a prime location for both winter sports enthusiasts and summer adventurers.

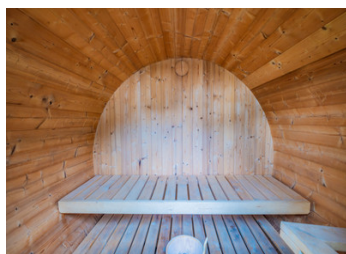
The property is rich in history, featuring beautiful old staircases, a striking fireplace, and tasteful chalet-style décor that blends sophistication with rustic charm. The Primary gîte comprises of a large living/dining space, 9 bedrooms, 4 Salle d'eau with 2 separate WC, and large luxury kitchen. The second adjoining gîte includes 4 bedrooms, 2 salle d'eau and WC, large entertaining dining/kitchen area to relax after a day of outdoor activities.

## 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

Already a well-established, profitable 2 Gite holiday rental, ideal for large groups or families accommodating up to 26 people across the two properties. Provide 13 bedrooms, 6 shower/bathrooms, 3 separate WCs, 1 large living/dining space, 1 large kitchen, 1 kitchen/living space along with ample storage space including a laundry and boiler room.

In the heart of the small village Vignec this slice of paradise is tucked away with a secure courtyard with automatic gates. The current owner has thoughtfully designed the property with a refined chalet-style décor, seamlessly blending traditional charm with modern comforts and amenities to ensure a cozy yet luxurious living experience.

Designed for relaxation, the property boasts ample communal spaces where guests can gather to eat, unwind. In winter enjoy the warmth of an open fire and or the wood burner. In the summer open the property to a private courtyard with outdoor lounge areas with a BBQ, sauna and hot tub areas.

### ACCOMADATION DETAIL:

PRIMARY GITE known as 'KasaLilou' Total Habitable space 263.57 m2

## LOCAL TAXES

**Taxe foncière:** 1305 EUR

**Taxe habitation:** EUR

## NOTES

Ground floor tiled floor throughout living and kitchen area:

- Open plan living area with stunning fireplace and dining area with wood burner (61.6m2)
- Cave access to a dry wine store directly under the living room floor
- Luxurious kitchen with large breakfast bar island, wine fridge, American style fridge and freezer, cooker, induction, microwave, large caters sink with douchette tap, stone worktop (22.9m2)
- Boiler room housing Geminex gas boiler (4.2m2)
- Laundry room (7.6m2)
- Primary Bedroom with...