

Exceptional tourist accommodation and event venue



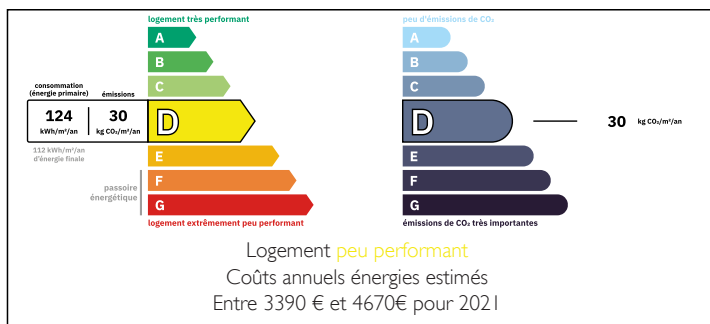
INFORMATION

Town:	Auch
Department:	Gers
Bed:	36
Bath:	20
Floor:	2000 m2
Plot Size:	45000 m2

IN BRIEF

Nestled in the peaceful countryside near Auch, just 40 minutes from Toulouse Airport, this exceptional estate offers accommodation for up to 110 guests. It features a grand gîte, 13 cottages, 4 guest rooms, chalets, and camping with a pool. With four modular reception halls (10–400 guests), a jacuzzi, mini-golf, and fishing lake, it's ideal for events, tourism, or retreats. Opportunities for expansion include a buildable plot with panoramic views, a 100 m² dovecote, and a 250 m² barn to convert. Close to a future business hub, it also offers strong commercial potential. A turnkey investment with vision.

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.



LOCAL TAXES

Taxe foncière: 7952 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away in the peaceful hills of the Gers, just 6 km from the historic town of Auch and 40 minutes from Toulouse Airport, this remarkable estate is more than a property — it's a place where dreams take shape.

Spread across a lush and tranquil setting, the estate offers accommodation for up to 110 guests, making it ideal for group retreats, weddings, seminars or high-end tourism. From the grand 250 m² gîte to the 13 charming cottages, 4 elegant guest rooms, and open-air camping spaces with pool, every detail invites comfort and connection.

With four flexible reception halls hosting 10 to 400 guests, and features like a jacuzzi, mini-golf, and fishing lake, the domain is designed for unforgettable experiences.

And the best is yet to come:

A 350 m² buildable plot with panoramic views, perfect for a glass-walled restaurant

A character-filled 100 m² dovecote ready to become unique accommodation

A 250 m² stone barn, ideal for a wellness space or reception hall

Set near a future business zone, the property also offers commercial potential, bridging leisure and enterprise. Whether you're envisioning a wellness retreat, eco-resort, event venue, or multi-functional tourism destination, this turnkey estate is your canvas.

For more information or to arrange a viewing, contact us today.

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