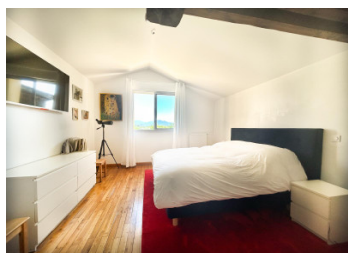
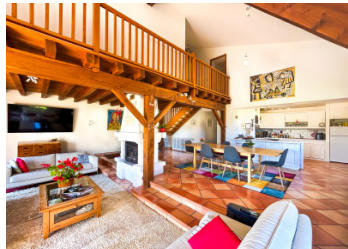


Two Independent Homes with High-End Renovations and Breathtaking Pyrenees Views



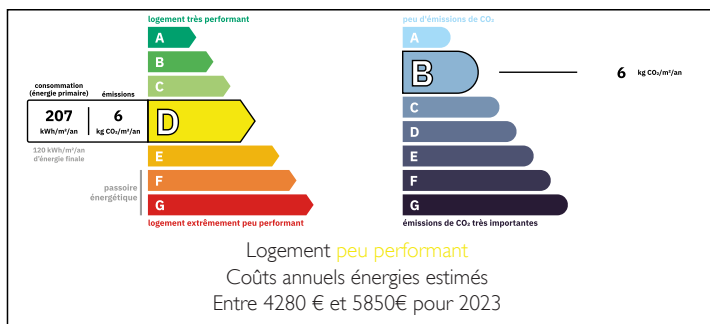
INFORMATION

Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	7
Bath:	6
Floor:	436 m2
Plot Size:	210000 m2

IN BRIEF

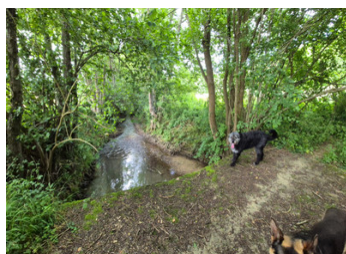
Just outside Saint-Gaudens, this exceptional hilltop estate spans 22 hectares of meadows, woods and a river, with stunning 360° views over the Pyrenees. The fully renovated main house (263 m²) and guesthouse (172 m²) blend charm, comfort and modern upgrades, including new insulation and electrics. A vast 150 m² covered terrace invites you to slow down and take in the scenery. The grounds include a swimming pool with wooden decking, a 162 m² stable with three boxes, and endless space for family living or creative projects. Whether you dream of a peaceful retreat, an equestrian life, or launching a tourism venture, this rare property makes it possible. Just over an hour from Toulouse International Airport and 37 km from the nearest ski slopes, it offers both serenity and access. A truly unique opportunity to embrace life in France...

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A Hidden Gem in the South of France – Breathtaking Views, Total Tranquillity, and Endless Possibilities”

Just a few kilometres from the charming town of Saint-Gaudens, perched high on a hilltop, lies a place that feels like a secret waiting to be discovered. Here, in the heart of the countryside, this extraordinary 22-hectare estate offers a lifestyle many only dream of — with sweeping 360° views of the Pyrenees and their rolling foothills.

The main house (263 m²) and a beautifully renovated guesthouse (172 m²) sit in harmony with their surroundings: meadows, woodland, and even a gentle river winding through the land. Nature is everywhere — and yet, comfort hasn't been sacrificed. The entire property has been thoughtfully restored, including new insulation and electrics.

Picture yourself enjoying long summer evenings on the vast 150 m² covered terrace, glass in hand, surrounded by birdsong and mountain views. There's also a private swimming pool, a wooden deck for lounging, and a 162 m² stable with three boxes — perfect if you've always dreamed of having horses or simply need space for new ideas.

Whether you're seeking a peaceful family retreat, a base for multi-generational living, or the potential to create a hospitality or wellbeing project, this place offers the space and the soul to make it real.

You're just over an hour from Toulouse and its international airport, and only 37 km from the nearest ski stations — meaning adventure and connection are never far away.

This isn't just a property. It's...