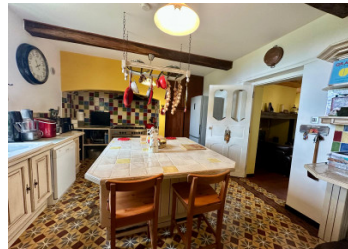
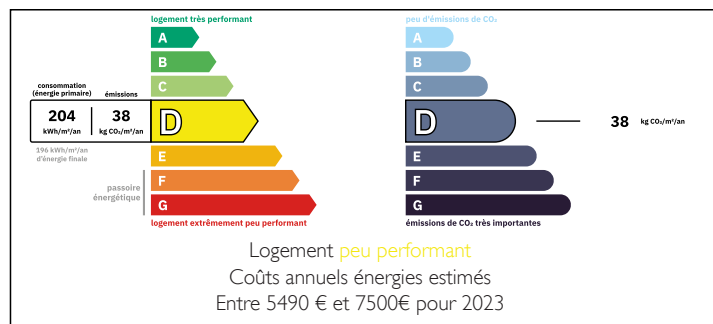


Traditional Bigordian house with business opportunity, land, close to Vic-en-Bigorre 65



ENERGY - DPE



INFORMATION

Town:	Saint-Lézer
Department:	Hautes-Pyrénées
Bed:	6
Bath:	4
Floor:	450 m2
Plot Size:	45590 m2

IN BRIEF

An Exceptional Property in the Heart of South-West France.

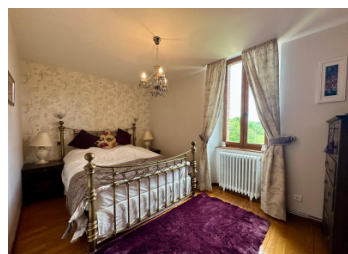
Located just minutes from Vic-en-Bigorre, this beautifully renovated luxury house offers an exceptional lifestyle in the Hautes-Pyrénées, a sought-after region of Occitanie known for its rolling countryside, proximity to the Pyrenees mountains, and excellent quality of life.

Set within over 4.5 hectares of private land, this elegant former farmhouse combines authentic French character with modern comfort. Fully renovated, the property is ideal for buyers seeking space, privacy, and tranquility while remaining close to local amenities.

Elegant interiors with modern comfort; recently fitted new boiler, new micro station installed for sanitation and underfloor heating in the main

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

The house offers 450m² of living space and includes:

- 12 spacious and light-filled rooms
- Entrance hall 26m² with underfloor heating
- Sitting room 30m²
- Office 14m²
- Dining room 25m²
- Boiler room
- 6 generous bedrooms
- 4 modern bathrooms
- A fully fitted and equipped kitchen 22m² fully fitted with breakfast island
- Studio 34m²
- Gite

Wooden windows and double-glazed doors for excellent insulation

A recently re-roofed structure

The south-facing orientation ensures abundant natural light throughout the day, enhancing the warm and welcoming atmosphere of the home.

Outdoor Space & Lifestyle Potential

The landscaped grounds offer uninterrupted views over the courtyard and surrounding countryside, creating a peaceful environment ideal for relaxation. Currently there is an above ground pool but the land is suitable for the installation of a swimming pool with the correct permissions, allowing future owners to create a private leisure area or luxury retreat. With 1 acre of woodland and animal shelters and water access in all fields the grounds are perfect for animals also. Within the entrance courtyard there is a garage and barn with a ground and first floor. Electric gates.

This property is perfectly suited for:

International buyers seeking a second home or permanent residence in France

LOCAL TAXES

Taxe habitation: EUR

NOTES