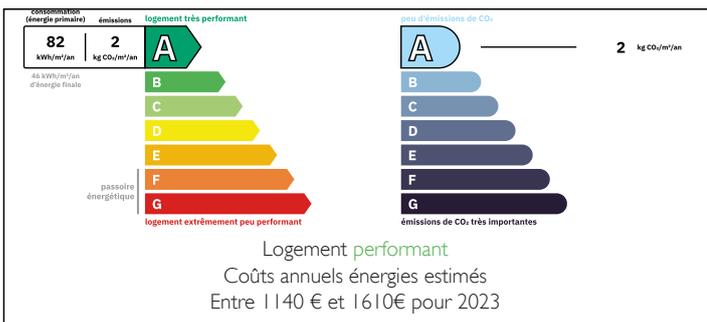


A Rare Aviation Lifestyle Opportunity in Mingot, Hautes-Pyrénées

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mingot
Department:	Hautes-Pyrénées
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	0 m ²

IN BRIEF

A rare opportunity to acquire a home with an integrated hangar on a private airfield amid peaceful countryside — ideal for aviation enthusiasts or those seeking a distinctive lifestyle.

The price has recently been reduced, and the vendors are open to sensible offers, making this an even more compelling opportunity.

Custom-built in 2012 by the current owners, the home combines meticulous craftsmanship with modern, low-maintenance design. Constructed with a steel frame and contemporary cedar cladding, it features a striking 13.7-metre hangar door, abundant natural light, and energy-efficient living.

The vendors also hold a share in the 700-metre runway and adjoining hangars, providing additional income; this share is available for separate negotiation, further enhancing the property's appeal.

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

This exceptional home, recently offered at a reduced price, presents a unique opportunity, and the vendors are open to sensible offers, giving buyers an even more attractive prospect.

Here are some details about the property:

Ground Floor:

The Hangar (110m²) / Hobby Space / Leisure Room
A stunning, polished concrete space with a 13.7 metre electrically operated insulated door featuring four mirror-glazed diamond-shaped windows — flooding the room with natural light while maintaining total privacy. Perfect as a hangar, workshop, hobby space, or luxurious leisure room, offering endless possibilities.

Laundry Area (2.53m²)

Practical and functional, with plumbing for a washing machine, wash basin, and floor-to-ceiling storage cupboards.

Guest Accommodation

A hallway with slate tiling (5.55m²) leads to three well-appointed bedrooms off an 8m² hallway with energy-saving sensor lighting:

Bedroom 1 (14.21m²) with ensuite (3m²), large rainfall shower, wash basin, WC, and fully tiled walls.

Bedroom 2 (17.34m²) with ensuite (3.09m²), shared 'Jack and Jill' style with Bedroom 3 (11.94m²).

Bespoke handcrafted oak stairs lead elegantly to the first floor.

First Floor:

Master Bedroom (23.55m² + Ensuite 14.08m²)

Spacious dual-aspect room with bath featuring jets, walk-in shower, wash basin with storage, and cupboard housing the water boiler.

LOCAL TAXES

Taxe habitation: EUR

NOTES