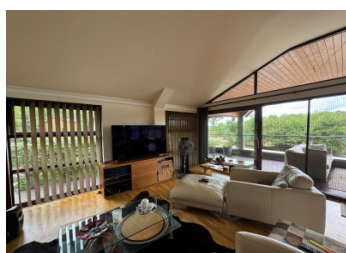
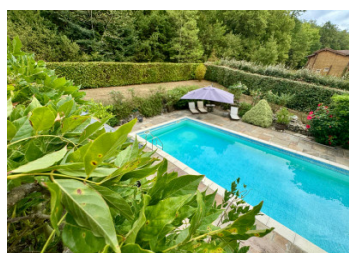
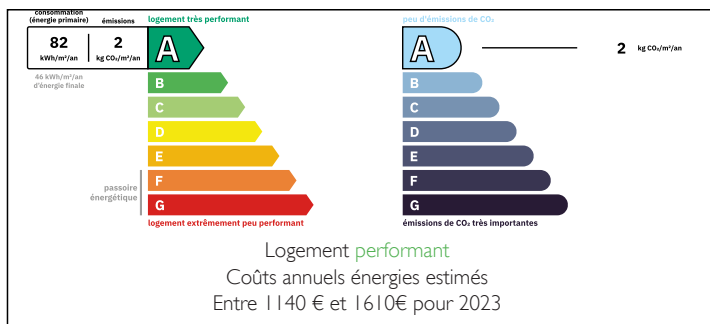


A Rare Aviation Lifestyle Opportunity in Mingot, Hautes-Pyrénées

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mingot
Department:	Hautes-Pyrénées
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Ever dreamt of being the envy of fellow aviators and airfield enthusiasts? Dream no more — this prestigious property delivers the ultimate combination of bespoke design, luxurious living, and aviation lifestyle.

Custom-built in 2012 by the current owners, who bring extensive expertise from the building trade, every aspect of this home reflects meticulous craftsmanship. Constructed with a robust steel frame and finished with contemporary cedar cladding, the design beautifully complements the impressive 13.7-metre hangar door - a striking blend of form and function. Built with modern techniques, the home is comfortable, low-maintenance, energy-efficient, and flooded with natural light.

Beyond the residence, the vendors hold a share in the private 700-metre runway and adjoining hangars, which provide additional income. This valuable share

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 habitation: EUR

NOTES

DESCRIPTION

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.

Kitchen / Living / Dining (89.20m²)

Fabulous open-plan space flooded with natural light from a full wall of patio doors and four additional windows. Ceiling-integrated LED strip lighting adds ambience after dark. The kitchen (13.80m²) features a high-end Poggenpohl design imported from