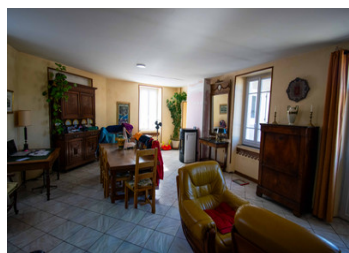
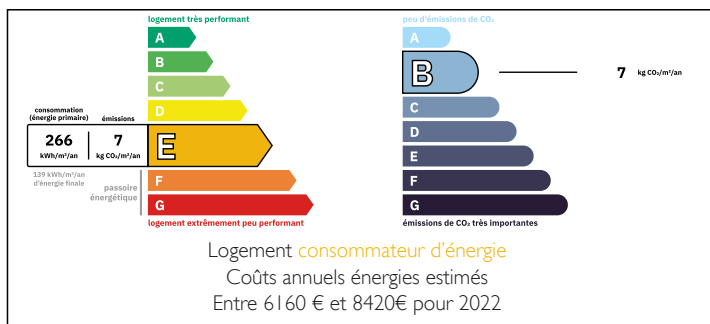


Manor house in the Comminges, with a living space of 460m on three levels, set on a fenced 3,118 m park.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Pointis-Inard
Department:	Haute-Garonne
Bed:	10
Bath:	2
Floor:	460 m²
Plot Size:	3120 m²

## IN BRIEF

Grand Manor House – Landscaped Grounds, Mountain Views, Tremendous Potential

Discover this charming manor house with generous volumes and authentic architecture. With its 72-meter-long façade and vast landscaped park facing the mountains, this rare property offers an exceptional setting.

An ideal opportunity for a large family or a tourism project (gîtes, guest rooms, or group accommodation).

The property includes:

Ground floor

Kitchen (15 m²)

Spacious living/dining room (40 m²) with pellet stove

Shower room

2 bedrooms (23 m² and 27 m²)

Office (18 m²)

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.

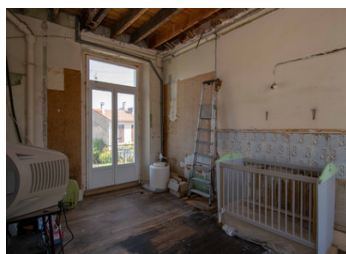
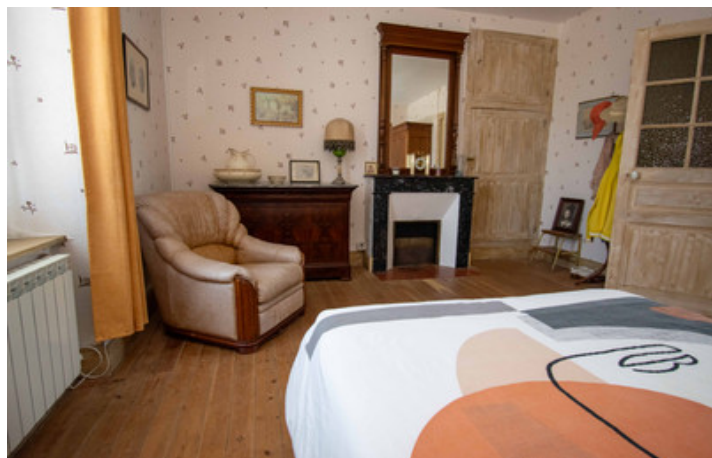
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

6 rooms ranging from 10 to 25 m²

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Outbuildings 05 57 45 Email: info@leggett.fr

Magnificent stone archway leading to the courtyard  
Garage (55 m²) with mezzanine



## LOCAL TAXES

**Taxe foncière:** 2260 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Comfortable House with Modern Amenities and Energy Efficiency

This house has benefited from numerous recent renovations, making it ready to move in:

New slate roof, ensuring peace of mind for many years

Recent glass wool insulation, providing excellent thermal comfort

Compliant septic system with a 6,000 L tank installed in 2012

Double glazing on the ground floor and first floor

Modern electric heating complemented by a warm and economical pellet stove

Large 15,000 L underground rainwater tank, practical and eco-friendly

The second floor is yet to be fitted out, offering the possibility to create additional living space according to your preferences.

A property that combines comfort, modernity, and potential for expansion!

### Local Information

#### School

The village primary school is located at 2 rue des Écoles.

#### Transport

Local bus: Line 397 serves the stop Pointis-Inard – La Rouère II, approximately 9 minutes on foot, connecting to nearby towns such as Saint-Gaudens.

Train stations: Although there is no longer a train stop in Labarthe-Inard (service discontinued in 2022), the nearest SNCF TER stations are Saint-Gaudens or Montréjeau-Gourdan-Polignan, accessible by car or via bus to Saint-Gaudens.

On-demand transport (Movigo): The local community offers on-demand transport services serving Pointis-Inard from Saint-Gaudens and nearby communes.