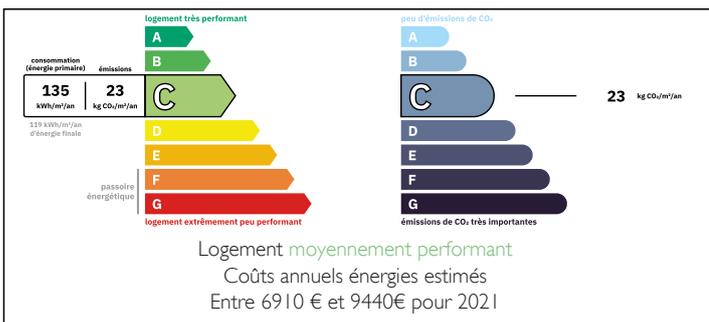


Exceptional Restored Estate Near Nogaro, Pool, Gîtes, Park, Ideal Tourism or Family Home. GERS 32



ENERGY - DPE



INFORMATION

Town:	Arblade-le-Haut
Department:	Gers
Bed:	9
Bath:	7
Floor:	458 m ²
Plot Size:	6236 m ²

IN BRIEF

Located 1.5 km from Nogaro, this exceptional fully restored character estate offers 620 m² of living space set in a magnificent 6,200 m² wooded park. Formerly operated as a hospitality business, the property is perfectly suited for a luxury family residence or an immediate tourist project such as gîtes, bed & breakfast, guesthouse or restaurant. The Nogaro motor racing circuit (over 200,000 visitors annually) and directly on the Camino de Santiago route welcoming more than 10,000 pilgrims per year, the commercial potential is outstanding. The estate includes a main house, a fully equipped outbuilding, an independent chalet, swimming pool, garage, workshop and hangar. Energy-efficient upgrades include new windows and doors, excellent insulation, gas central heating and photovoltaic panels. Easily accessible from Toulouse Airport (1h30), Pau Airport (1h15) and Bordeaux Airport (2h), this rare property combines charm, comfort and profitability...

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

This remarkable estate will appeal to buyers seeking a prestigious lifestyle property with strong income potential. Ideal for entrepreneurs in tourism or hospitality, it is perfectly configured for operating gîtes, chambres d'hôtes, retreats, or a small restaurant thanks to its multiple kitchens, independent accommodations and high visitor traffic from the nearby Nogaro circuit and Camino de Santiago.

Large families or multi-generational households will appreciate the generous volumes, nine bedrooms, multiple living areas and independent spaces allowing privacy for all. Investors looking for a turnkey project will value the compliant sanitation, modern comfort (air conditioning, heating, insulation), and existing layout requiring no major work.

Nature lovers and those seeking a serene yet connected setting will enjoy the landscaped park, vegetable garden, orchard with fruit and nut trees, greenhouses, well, swimming pool 8 x 4m and shaded terraces.

With its strategic location, authentic charm and modern efficiency, this estate offers a rare opportunity to combine quality of life with a profitable and sustainable project in Southwest France.

The main house of 462m² of living space on three levels.

Ground floor; a large entrance hallway (28m²) opens to, on the right side, a living room 48m² and a dining room, on the left side a small dining room 24m², a bathroom, a toilet and a majestic staircase.

First floor, three large bedrooms (24m², 24.5m², 16m²) each with their own bathroom and toilet, air conditioning, plus a small bedroom (10.3m²) and a wide through corridor 30m²

Second floor: a loft of 130m², composed of...