

Charming Country House with Panoramic PYRENEES VIEWS, Pool & 3,600m of Land Gers (32)



INFORMATION

Town:	Malabat
Department:	Gers
Bed:	3
Bath:	2
Floor:	152 m2
Plot Size:	3606 m2



IN BRIEF

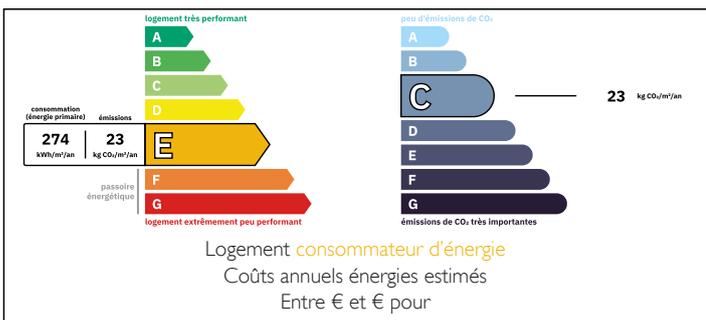
Set on a peaceful south-facing ridge in the heart of Gascony, this beautiful character country house enjoys breath-taking panoramic views across rolling countryside, woodland and the PYRENEES MOUNTAINS, a truly privileged position offering light, space and tranquillity.

Despite its serene rural setting, the property is ideally located close to local markets, restaurants and everyday amenities, with excellent access to Tarbes, Pau, Toulouse and the Basque Coast, making it perfect as either a permanent family home or a luxury holiday retreat in France.

Character interiors filled with light and warmth the house blends authentic period features with comfortable modern living.

Tarbes and the International airport of Lourdes (flights to Paris, London Stansted, Milan-Bergamo and many more destinations) 35mins. Toulouse, Bordeaux, San Sebastian, the beautiful beaches of the Atlantic coast and the Ski slopes of the Pyrenees

ENERGY - DPE



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

BRIEFLY COMPRISED of

GROUND FLOOR

Country kitchen 18 m² with solid wood worktops, fitted units, breakfast area and free-standing cooker, pellet burner

Dining room 25 m² with carved wooden fireplace, wood-burning stove and French doors opening west to the views

Sitting room, 26 m² bathed in natural light, featuring exposed beams, tiled floors, a freestanding wood burner, stone sink and bespoke fruitwood cabinetry

The ground floor is completed with a large pantry, WC, laundry room with shower and plumbing for washing machine and garage

FIRST FLOOR

A spacious landing leads to three comfortable bedrooms and one bathroom and one shower room

EXTERIOR

Exceptional outdoor living with Pyrenees backdrop
The landscaped gardens and grounds have been designed to make the most of the spectacular setting:

Two covered terraces for al fresco dining and sunset views

A magnificent 13m x 5m swimming pool overlooking the countryside and mountains (new pool liner fitted this spring)

Large pool house with pump room, storage and covered entertaining area

This outstanding outdoor space offers a rare opportunity to enjoy indoor-outdoor living with uninterrupted Pyrenees views, perfect for entertaining, relaxation or quiet contemplation.

A lifestyle location in South-West France.

LOCAL TAXES

Taxe foncière: 1408 EUR

Taxe habitation: EUR

NOTES