

Beautiful manor house with gîte, guardian house and large pool set in 1500 m2 of flat, private parkland



INFORMATION

Town:	Pointis-Inard
Department:	Haute-Garonne
Bed:	9
Bath:	3
Floor:	503 m2
Plot Size:	15195 m2

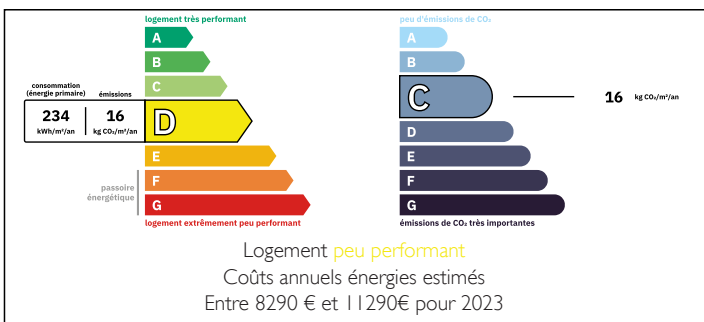


IN BRIEF

Hidden behind its walled entrance and surrounded by beautiful mature gardens, this elegant character estate offers a rare combination of space, charm and versatility close to the Pyrenees. The property includes a substantial main residence full of original features, an independent gîte, a guardian house, extensive outbuildings, large pool area and landscaped grounds.

Beautiful wooden floors, fireplaces, exposed beams and generous reception rooms combine with modern comforts to create a warm and welcoming home perfectly suited to family life, entertaining or hospitality projects. The gardens are private, sunny and predominantly flat with mountain views, while the location offers easy access to Saint-Gaudens, transport links, ski resorts and the outdoor lifestyle for which this beautiful region is renowned.

ENERGY - DPE



A rare lifestyle property with enormous potential in

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

Tucked away behind its walled entrance and surrounded by mature parkland gardens, this substantial character residence offers an increasingly rare combination of elegance, volume, versatility and lifestyle potential.

With its generous proportions, original architectural details, separate guest accommodation, guardian house, pool area and extensive outbuildings, the property lends itself beautifully to family living, entertaining, hospitality projects or simply enjoying the peace and beauty of this privileged setting close to the Pyrenees.

From the moment you arrive, there is an immediate sense of privacy and calm. The enclosed grounds, dotted with mature trees and shrubs, create a lovely green backdrop throughout the seasons, while the open views towards the mountains serve as a constant reminder of the exceptional environment surrounding the property. The gardens are predominantly flat and enjoy excellent sunshine throughout the day, making them ideal for outdoor dining, relaxing by the pool or enjoying the slower rhythm of southwest France.

The main residence immediately charms with its authentic character and warm atmosphere. Original features have been preserved throughout, including beautiful wooden floors, fireplaces, covered beams, half-panelled walls, ornate staircases and generous ceiling heights, while modern comforts such as double glazing and updated heating provide practicality for everyday living.

A welcoming entrance hall opens into the principal reception rooms. The large dining room combines period charm with a warm and convivial atmosphere, featuring a marble fireplace, exposed beams and windows to both the front and rear gardens allowing natural light to flow throughout the day.