

Stunning views, pool and energy-saving comfort - your dream life in Southwest France awaits!



INFORMATION

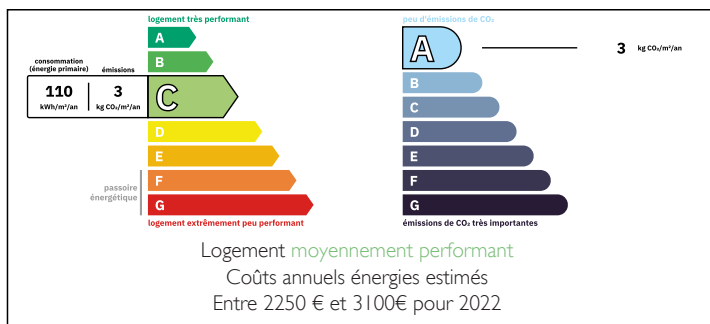
Town:	Bellegarde
Department:	Gers
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	15000 m2

IN BRIEF

Beautifully decorated and upgraded for modern comfort, this home features eco-conscious updates including solar panels (power output of 6.5 KWC), insulation, and three pompes à chaleur. Each room has a thermostat controllable via smartphone. The grounds are equally cared for, with tranquil seating areas designed to capture stunning views of the Pyrenees and Gers hills. Inside, you'll find four bedrooms, each with access to an ensuite—two sharing a Jack and Jill layout. While energy-efficient, the home retains its original charm, with exposed wooden beams and traditional colombage walls throughout. The perfect blend of old and new. And yes—the pool is the cherry on top!

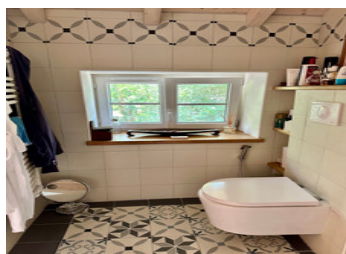


ENERGY - DPE



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

Set in complete privacy on a 1.5-hectare plot, this beautifully presented home offers a rare combination of rural charm and modern eco-conscious living. The house is well insulated and equipped for year-round comfort with solar panels, three pompes à chaleur, and double-glazed windows. Every room has its own thermostat, controllable remotely via smartphone. Two wood-burning stoves—one in the kitchen and one in the salon—add cosy ambiance on cooler evenings.

Outdoor living is a true highlight. A standout feature is the stunning 8m x 4m marble-effect resin saltwater pool, imported from Australia. It includes integrated steps and spa jets—perfect for both relaxation and fun. Surrounded by hedging for privacy, the pool is accessed directly from the salon via double patio doors, with a paved area ideal for lounging before or after a swim. A private well supplies water to the garden and pool, promoting responsible and economical water use.

To the rear, a large terrace off the kitchen creates the perfect entertaining space. Part paved and part gravelled, it overlooks beautifully maintained gardens with mature trees, fruit trees, and uninterrupted views of the rolling Gers countryside. Thoughtfully designed to blend with the home, the terrace features exposed wooden beams and matching roof tiles. Electricity is already in place—ideal for string lights and alfresco dining on warm summer evenings.

In addition to the main home, the property offers a wealth of outbuildings:

A spacious two-storey stone barn (around 70 m² per level), offering flexible use - whether kept...

LOCAL TAXES

Taxe habitation: EUR

NOTES