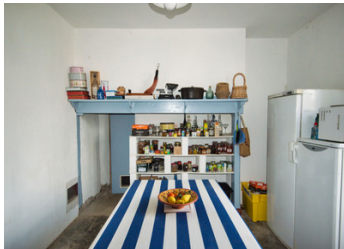


## Elegant 19th-century estate with renovated barn, Pyrenees views & business potential



## INFORMATION

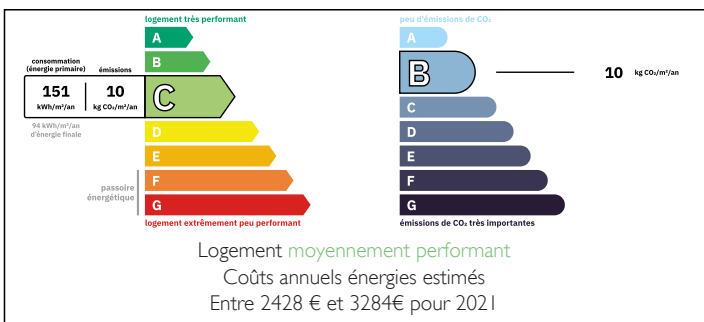
Town:	Saint-Lanne
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	287 m <sup>2</sup>
Plot Size:	6500 m <sup>2</sup>



## IN BRIEF

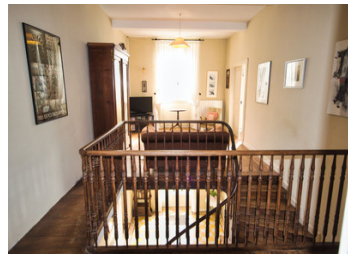
Set in the peaceful countryside just minutes from Madiran, this authentic 19th-century maison de maître and beautifully restored barn offer 625 m<sup>2</sup> of living and multi-use space on 6,500 m<sup>2</sup> of gardens with sweeping Pyrenees views. The main house features spacious reception rooms, a fully equipped kitchen, four bedrooms, and a convertible attic. The barn includes two independent studios and a vast ground-floor space suitable for events, ateliers or rentals, complemented by disabled access and a double garage. Surrounded by vineyards, organic farms and charming châteaux, the property lies close to local commerce, schools, and cultural attractions. With airports at Tarbes-Lourdes, Pau and Toulouse within reach, it provides an ideal full-time residence, holiday home, or business opportunity in the sought-after region of southwest France.

## 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

An Elegant Rural Retreat in the Heart of Southwest France

Nestled among the rolling hills of the Haute Pyrenees and only a few minutes from the renowned wine village of Madiran, this superb property combines 19th-century character with modern comfort and outstanding income potential. Set against a backdrop of uninterrupted views of the Pyrenees, the estate includes a distinguished maison de maître of approximately 300 m<sup>2</sup> and a beautifully renovated barn offering 325 m<sup>2</sup> of versatile space.

Approached through imposing period gates, the property immediately conveys a sense of tranquillity and heritage. Mature trees, manicured lawns, and colourful plantings create a soothing atmosphere while framing the dramatic mountain panorama. This peaceful setting is enhanced by its position amongst Madiran's famous vineyards, châteaux, and local organic farms — the quintessential southwest French lifestyle.

**The Main House: Character, Comfort and Space**  
The 19th-century maison de maître retains its original charm, with generous volumes and traditional architectural details.

### Ground Floor

The entrance opens to a series of warm and inviting rooms:

A spacious living room, ideal for gatherings or quiet evenings by the fire

A separate dining room perfect for entertaining

A fully equipped kitchen with an adjoining pantry offering exceptional storage

A bathroom with WC

### First Floor

Upstairs, four well-proportioned bedrooms sit around a charming lounge area that can be used as a reading corner or children's play area. A large family bathroom with both shower and bathtub completes

## LOCAL TAXES

**Taxe foncière: 1 000 EUR**

**Taxe habitation: EUR**

## NOTES