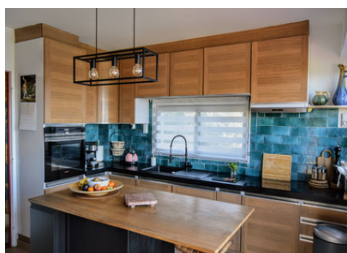


A Hilltop Sanctuary with Panoramic Pyrenean Views Architect-Designed Villa in Saint-Gaudens, Midi-Pyrénées



INFORMATION

Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	8818 m2

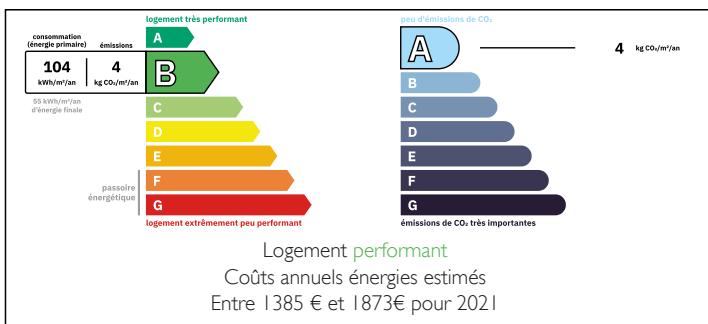


IN BRIEF

Architect-designed single-storey villa | Saint-Gaudens, Midi-Pyrénées | 140 m² living space | 4 bedrooms | Bathroom & shower room | 8,800 m² grounds and garden | Circular swimming pool | Double garage & basement | Breathtaking panoramic views of the Pyrenees.

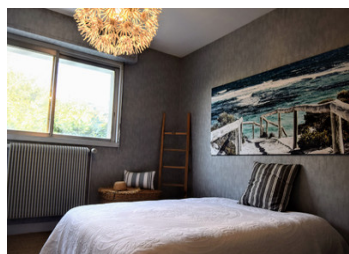
Perched in the hills just minutes from central Saint-Gaudens, this striking 1971 architect-designed home combines bold contemporary lines with warmth and light. Fully renovated in the last three years — including a new heat pump, re-insulated roof, and upgraded exterior walls — it is in impeccable, move-in condition. The generous south-facing terrace, sun-drenched pool, and over two acres of private grounds provide the perfect stage for one of the most spectacular mountain panoramas in the region. A rare opportunity to acquire a home where design, comfort, and an extraordinary setting come together in perfect

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

Imagine waking every morning to a sweeping, unbroken panorama of the Pyrenees — snow-capped peaks dissolving into a sky that seems to stretch forever. This is not a holiday postcard; this is everyday life at this exceptional architect-designed residence, perched serenely in the hills above Saint-Gaudens, at the peaceful end of a private road.

The Setting

Just minutes from the centre of Saint-Gaudens — with its markets, restaurants, boutiques, schools, hospital, and TGV rail connection — yet a world apart. The property commands an elevated, south-facing position on over 8,800 m² (approximately 2.2 acres) of land where manicured gardens give way to natural, unspoilt greenery. The sense of space, privacy, and tranquillity is absolute. From the generous south-facing terrace, the great chain of the Pyrenees unfolds before you — a living, breathing canvas that changes with every season and every hour of the day. It is a view that never grows old.

The Architecture

Designed in 1971 with a bold, clean-lined aesthetic that remains strikingly contemporary more than fifty years on, this single-storey villa is a masterclass in how to marry a building with its landscape. Long horizontal planes, walls of glass, and an open, flowing floor plan draw the outside in, flooding every living space with natural light while framing the mountain views like a gallery of ever-changing art. The result is a home that feels effortlessly modern, bathed in warmth and luminosity — a place where architecture serves the art of living well.

The Living Spaces — 140 m²

All...

LOCAL TAXES

Taxe foncière: 2923 EUR

Taxe habitation: EUR

NOTES