

[Click to view MFH-ADF1626288](#)

Farmhouse for sale in Pyrénées-Atlantiques

Garlin , Pyrénées-Atlantiques , Nouvelle Aquitaine



€312,000

inc. of agency fees

4 Beds 130 sqm 0.46 ha

Located in the heart of the Madiran vineyards is this pretty farmhouse property for sale. Dating from 1850, it has retained all of...

At a Glance

Reference MFH-ADF1626288

Bed 4

Land 0.46 ha

Near to Garlin

Pool No

Price €312,000

Hab.Space 130 sqm

Land Tax N/A

Property Description

Located in the heart of the Madiran vineyards is this pretty farmhouse property for sale. Dating from 1850, it has retained all of its original charm. The main house is 130m² and there are outbuildings on 4600m² of grounds. There is a pleasant orchard and vegetable garden and open views of the surrounding countryside and Pyrenees.

The house is typical in style of the Béarn region (steep sloping roof with terra cotta tiles) and offers 130m² of

ground floor living space. A central corridor from the entrance accesses the seven main rooms of the house: dining room, kitchen and larder), washroom with walk-in shower and four bedrooms.

The house communicates with the old 20m² wine press which could be easily transformed to extra living space and/or a gite. The same may be said for the loft which has a spacious volume to exploit.

Heating is currently provided by the large wood burner present in the kitchen.

The property has an individual sewage system.

The outbuildings are comprised of, to the north, a pebble-constructed barn with a tile roof offering around 200 m² of space and which houses the livestock area and a space for storing agricultural equipment. There is a storage space and old henhouse to the south.

There is a pretty orchard measuring 500m² where various fruit trees and some grape vines flourish. There is also a well maintained vegetable garden.

You will fall under the spell of this authentic Madiran farm property and which offers numerous possibilities for a primary residence or a holiday home with space for friends and family. Perhaps you can create a gite to welcome the many tourists which visit the region.

This property is indeed particularly well placed to develop a tourism activity. In the heart of the prestigious Madiran vineyards, surrounded by fine wines and gastronomy, in proximity to Marciac (30 mins) and it's renowned jazz festival as well as other outdoor pursuits which the nearby Pyrenees provide.

Easily accessible, it is located just 15 mins from Garlin and access to the A65 motorway, 45 mins from Pau, 1h from Tarbes and Lourdes, 1h30 from the Basque coast and the Spanish border.

Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€312,000

Key Information

Internal Area:	130 sqm
Land Area:	0.46 ha

Location: Nouvelle Aquitaine



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates