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## 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

<b>Reference</b>	MFH-ADF1626288	<b>Near to</b>	Garlin	<b>Price</b>	€312,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.46 ha			<b>Land Tax</b>	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 130m<sup>2</sup> and there are outbuildings on 4600m<sup>2</sup> 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 130m<sup>2</sup> 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 20m<sup>2</sup> 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 m<sup>2</sup> 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 500m<sup>2</sup> 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



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