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## Countryside house for sale in Pyrénées-Atlantiques

Lembeye , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €864,000

inc. of agency fees

6 Beds      181 sqm      15 ha

Located in the heart of the Madiran wine growing region is this estate for sale comprising 15 hectares of vineyards classed AOP Madiran...

### At a Glance

<b>Reference</b>	MFH-ADF1626380	<b>Near to</b>	Lembeye	<b>Price</b>	€864,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	181 sqm
<b>Land</b>	15 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the Madiran wine growing region is this estate for sale comprising 15 hectares of vineyards classed AOP Madiran and Pacherenc du Vic Bilh. The property has 1000m<sup>2</sup> of buildings including wine production, storage, offices, a terrace and cellar converted to reception room. A 180m<sup>2</sup> family home completes the ensemble.

Currently, 4.5 hectares are dedicated to red wine (AOP Madiran) and 2 hectares to white wine (AOP Pacherenc du Vic Bilh). The rest of the land, 7.5 hectares, requires replanting. Current production is, on average, 250 hectolitres of red (33000Euros) and 80 hectolitres of white (12000Euros).

The main building, an old farmhouse with pebble walls, is surrounded by two majestic square towers which gives the property a stately air. It is topped by a pretty roof covered in tile which is visible from afar. It houses the wine production: press, storage, offices, tasting and sales room as well as a terrace and old cellar, today used as reception rooms.

You arrive at the property in the main tasting room, a 60m<sup>2</sup> convivial space which enjoys lots of natural light and which is located on the ground floor of the north tower. Continuing on are offices and toilets. If you gaze upward, you will discover a jewel: a superb roof framework and spiral staircase leading to a magnificent terrace.

You can glimpse the Pyrenean mountain range from the surprising belvedere as well as the slopes of Vic Bilh. It is an ideal place for organising outdoor concerts, receptions and feasts in the summertime. If the weather becomes inclement, one can head inside to the basement where the old wine storage room (300m<sup>2</sup>) has been transformed to a Bodega, equipped with a bar and kitchen and is a perfect space for entertaining.

The rest of the building is dedicated to wine production, storage and conditioning : fermentation and aging rooms (190m<sup>2</sup>), storage and a 200m<sup>2</sup> conditioning space.

The family home, a Béarn-style property dating from the 1900's, is located close by and offers 180m<sup>2</sup> of space. There is a spacious living room, sitting room, kitchen, bedroom and bathroom on the ground floor. Upstairs are five bedrooms and a bathroom. Some renovation work should be allowed for (wiring, insulation, plumbing). Heating is currently supplied by a wood burner. The individual sewage system is not up to current regulations.

The property is old fully equipped : wine growing equipment (tractors, grape harvester, pulverisers...), wine producing equipment (press, storage tanks, pumps, filters, bottling and labelling machines...) as well as offices and equipment (computes, furniture...).

The business structure is principally a civil agricultural exploitation.

Thanks to hard work from three generations of wine producers, this property has a good reputation. Whilst its production has reduced, its capacity is there to be fulfilled with almost 7 hectares to newly exploit. Its potential may be enhanced by investing in tourism and event hosting. Its current owners envisaged investment in gites and tourist activities based around wine growing and producing.

Easily accessible, 15 mins from A65 motorway at Garlin, this property is close to tourist activities the area has to offer: Marciac and its renowned jazz festival, Madiran is much appreciated by visitors from the UK and Holland, Vic-Fezensac...45 mins from Pau for TGV and airport, 1h30 from the Atlantic coast, the

mountains and from Spain.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€864,000

## Key Information

Internal Area:	181 sqm
Land Area:	15 ha

## Location: Nouvelle Aquitaine



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