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Countryside house for sale in Pyrénées-Atlantiques

Pau , **Pyrénées-Atlantiques** , **Nouvelle Aquitaine**



€233,000

inc. of agency fees

13 ha

Located halfway between Pau and Vic-en-Bigorre (25 mins) is this old pebble-constructed barn for sale, the remains of a small farm,...

At a Glance

Reference MFH-ADF1626107

Near to Pau

Price €233,000

Land 13 ha

Pool No

Land Tax N/A

Property Description

Located halfway between Pau and Vic-en-Bigorre (25 mins) is this old pebble-constructed barn for sale, the remains of a small farm, which is surrounded by more than 13 hectares (32 acres) of cultivated land with one current tenant.

This agricultural building has a footprint of 95m² and is traditional in construction: pebble walls, slate roof. If the walls and roof framework are solid, the roof covering has suffered some storm damage and will need to

be relaid. The barn is accessible via a stone track which is suitable for road vehicles. However, it is not currently served by mains services (water and electricity). In theory, currently, this building will not be granted a permit allowing it to be transformed, officially, to a dwelling.

The land sold with the barn represents a total surface area of 13 hectares (32 acres) with one current tenant. The land is flat and the soil of good quality perfect for producing corn (the current dominant crop) or livestock. Five hectares around the barn, bordered by a stream, are reserved for pasture. Possibility exists to acquire a further 7 hectares of agricultural land, not attached to this.

This small, isolated agricultural property could interest young farmers, market gardeners, poultry farmers (free range), equestrian or canine projects, as an investment or leisure activity (motocross for example).

Situated in a small commune of the canton of Morlaas between the geographic and cultural regions of Bearn and Bigorre, this agricultural property has easy access and is close to towns: Morlaas 15 mins, Vic-en-Bigorre 25 mins, Pau 25 mins and Tarbes 30 mins.

Summary

Property type: Countryside house
Price: €233,000

Key Information

Land Area: 13 ha

Location: Nouvelle Aquitaine



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