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## Farmhouse for sale in Pyrénées-Atlantiques

Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €282,000

inc. of agency fees

4 Beds      146 sqm      0.88 ha

Located between Pau and Vic-en-Bigorre (around 20 mins each) is this property for sale. Previous a farm business (livestock) this...

### At a Glance

<b>Reference</b>	MFH-ADF1625985	<b>Near to</b>	Pau	<b>Price</b>	€282,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	146 sqm
<b>Land</b>	0.88 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Pau and Vic-en-Bigorre (around 20 mins each) is this property for sale. Previous a farm business (livestock) this offers potential for conversion with 1200m<sup>2</sup> of outbuildings on 8834m<sup>2</sup> of grounds and possibility to acquire further farmland in proximity.

The original farm buildings comprise a Béarn-style home and pebble-walled barn.

The house has 146m<sup>2</sup> of living space. The ground floor has a spacious living room with fireplace and open kitchen, two bedrooms, a bathroom and toilet. Upstairs are two bedrooms, a recent bathroom and a toilet. It requires no major building work. The tile roof and pebble walls are in excellent condition. The ground floor has PVC double glazing. Up until now, the heating has been provided by a large wood burner. The septic tank system is not up to code.

The pebble barn has a 110m<sup>2</sup> footprint, offers lots of space and is easily transformed to your requirements: gîte, workshop, garage, livestock...the tile roof is in good condition.

The other buildings are located to the rear:

- A big open sided hangar for housing farm equipment
- Two breeze-block buildings (300m<sup>2</sup> & 450m<sup>2</sup>) used for the property's previous livestock business.

These buildings are connected to water and electricity mains and could be used for numerous purposes: stables, storage, workshop etc.

Nearby is the possibility to obtain more than 13 hectares of farmland (certain plots are bordered by a river). A splendid opportunity for a farm project (horses, cattle, pigs...).

The property has easy access and plenty of space for large vehicles. Located in a pleasant village 20 mins from Pau and from Vic-en-Bigorre. Nearest commerce at Morlaas around 10 mins away.

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€282,000

## Key Information

Internal Area:	146 sqm
Land Area:	0.88 ha

## Location: Nouvelle Aquitaine



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