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## Farmhouse for sale in Hautes-Pyrénées

Maubourguet , Hautes-Pyrénées , Occitanie



**€144,000**

inc. of agency fees

4 Beds      130 sqm      0.29 ha

Located 5 mins from the Madiran vineyards and 20 mins from Marciac is this farmhouse property to renovate offering a dining room,...

### At a Glance

<b>Reference</b>	MFH-ADF1626277	<b>Near to</b>	Maubourguet	<b>Price</b>	€144,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.29 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 mins from the Madiran vineyards and 20 mins from Marciac is this farmhouse property to renovate offering a dining room, four bedrooms, a washroom, “summer” kitchen and numerous outbuildings on 2900m<sup>2</sup> of land with a view of the Pyrenees and possibility to acquire a further attached 1.7ha.

As you pass the door into the 16m<sup>2</sup> entrance hall, you will have the impression that time has stopped and you’re entered the past.

The ground floor has a spacious, 22m<sup>2</sup> dining room with wood burner and an 8 m<sup>2</sup> kitchen, separated only by a partition wall. To the right of the entrance is a 21m<sup>2</sup> space, perfect for a bedroom but which has in the past served as a sitting or dining room. A 7m<sup>2</sup> passageway leads to a 10m<sup>2</sup> bedroom with a washroom and a toilet.

A lovely central staircase leads up to two bedrooms, 9m<sup>2</sup> and 13m<sup>2</sup>, where you will appreciate the view of the Pyrenees. There is an 8m<sup>2</sup> walk-in wardrobe/study/small bedroom and a 3m<sup>2</sup> storage space as well as 50m<sup>2</sup> of loft space.

The property is divided into two sections with a 130m<sup>2</sup> living space and an attached 73m<sup>2</sup> barn which could serve as your garage. It contains a 9m<sup>2</sup> laundry, a 6m<sup>2</sup> store room and the fuel heating system.

On the courtyard you will discover a 15m<sup>2</sup> outside kitchen, another room and a 3m<sup>2</sup> washroom and toilet.

There are numerous outbuildings: a livestock barn with feeding/drinking spaces for cattle, all in good working order, there is a barn, rabbit hutches, a pigsty, workshop, a storage hangar and hen house. There are 1500m<sup>2</sup> of space to the south which was previously a garden.

There is enormous potential to satisfy your projects...tourism, artisan etc.

The roof is covered in tile. The roof is in good condition. Construction is traditional. Heating and hot water are provided by fuel. There is also a wood burner. Renovation should be allowed for: insulation, windows are currently wooden framed with one pane of glass, wiring, sewage system...

Located in a tranquil rural zone offering lots of intimacy and space.

You will be 5 mins from vineyards of the Madiran, 10 mins from Maubourguet, 20 mins from Marciac and its renowned jazz festival, 2h from skiing, 2h30 from Biarritz, 40 mins A64 motorway and 40 mins from Tarbes-Lourdes airport.

## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€144,000

## Key Information

Internal Area:	130 sqm
Land Area:	0.29 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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