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House for sale in Hautes-Pyrénées

Maubourguet , Hautes-Pyrénées , Occitanie



€210,000

inc. of agency fees

4 Beds 119 sqm 0.66 ha

Located 5 minutes from Madiran and 45 minutes from Tarbes, this charming house from 2007 is composed of 4 bedrooms, a spacious living...

At a Glance

Reference	MFH-ADF19601007	Near to	Maubourguet	Price	€210,000
Bed	4	Pool	No	Hab.Space	119 sqm
Land	0.66 ha			Land Tax	N/A

Property Description

Located 5 minutes from Madiran and 45 minutes from Tarbes, this charming house from 2007 is composed of 4 bedrooms, a spacious living room with a fitted open-plan kitchen and a bathroom, a force-feeding room, a carport and two agricultural hangars. This property is isolated and spreads over 6600 m² of land. Option of buying agricultural equipment.

The ground floor has a 15 m² kitchen opening onto a big 34 m² living room with a patio door that gives onto

a covered terrace with wonderful views of the small valleys and vineyards. The living room has a wood-burning heater.

There is a 9 m² pantry behind the kitchen, which offers lots of solutions for storage, accessible via a door outside.

This same level has two bedrooms (10 m² & 13 m²) with storage space, a bathroom and a separate toilet.

A nice wooden staircase leads upstairs to two more bedrooms (10 m² & 14 m²) with storage space.

No work is needed. Drainage is up to code. Joinery is double-glazed. Heating is electric, in addition to the wood-burning heater.

Near the house you'll find facilities consisting of a big agricultural building measuring about 500 m². This building is divided into several parts, including a force-feeding room (270 m²) with 920 places that is up to code.

This agricultural property has huge potential and , if needed, could be transformed in order to develop another activity (dog breeding, a mechanic's workshop, a hangar for storing equipment and wood, etc.). Everything you need for your agricultural or craftsman activities.

It is situated in a peaceful rural area, about 600 metres from the closest neighbour, which offers lots of privacy and lots of space.

Should you wish to continue the force-feeding activity, it is possible to buy the equipment needed (not included in the price of the sale).

Located 5 minutes from Madiran, which is known for its wine; 30 min from Marciac, which is famous for its Jazz Festival; 2 hr from the closest ski station; 2 hr from Biarritz; 30 min from the motorway; 50 min from the international airport Tarbes-Lourdes.

Summary

Property type:	House
Bedrooms:	4
Price	€210,000

Key Information

Internal Area:	119 sqm
Land Area:	0.66 ha

Location: Occitanie



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