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## Farm dating from 1790 on 3ha with many possibilities

Estampures , Hautes-Pyrénées , Occitanie



# €298,000

inc. of agency fees

4 Beds   2 Baths   140 sqm   3.07 ha

Farm dating from 1790 on 3ha with many possibilities The foundation stone of this old farmhouse was laid in 1790. After that, several adjustments followed and now it is a nice house with a gite...

### At a Glance

|                  |             |                |            |                  |          |
|------------------|-------------|----------------|------------|------------------|----------|
| <b>Reference</b> | MFH-MPC2093 | <b>Near to</b> | Estampures | <b>Price</b>     | €298,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 2          | <b>Hab.Space</b> | 140 sqm  |
| <b>Land</b>      | 3.07 ha     | <b>Pool</b>    | No         | <b>Land Tax</b>  | N/A      |

### Property Description

Farm dating from 1790 on 3ha with many possibilities

The foundation stone of this old farmhouse was laid in 1790. After that, several adjustments followed and now it is a nice house with a gite and several outbuildings where there are still plenty of opportunities to

make the whole to your liking.

The house is located just outside a small village on a quiet country road and has breathtaking views on the property where now 2 horses graze.

The house consists of a compact kitchen, an entrance with beautiful old stairs (in 2 parts), on the landing an entrance to a spacious bathroom and 2 bedrooms on the first floor.

Then there is a huge, nice summer kitchen (55 m<sup>2</sup>) where the entrance is to a gite with a bathroom and 2 bedrooms.

Attached to it is a barn where dogs and cats are now housed that are waiting for a new owner. This space could also be made suitable for other purposes.

Attached to the house (as an L-shape) a large barn that is still in its original state but that can also be made for all kinds of applications. Floorboards for the first floor are already present for this purpose.

Then there is an open barn (72m<sup>2</sup>) where the horses are now housed in the winter and also offers space for garden tools.

Separate from the house a large metal open barn of over 200m<sup>2</sup> that now serves as a garage and storage.

In short, a house with many possibilities.

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On the property there is also a nice above-ground swimming pool, a small lake with water throughout the year and the beautiful garden offers various fruit trees in addition to a vegetable garden. Romantic seats in various places.

The site is accessible through 2 gates.

In short, a house with many possibilities. If you would like to keep animals and possibly rent out the gite, this is an excellent option.

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 4                 |
| Bathrooms      | 2                 |
| Price          | €298,000          |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1790    |
| Internal Area: | 140 sqm |
| Land Area:     | 3.07 ha |

## Location: Occitanie



# Gallery













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