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## Farmhouse for sale in Pyrénées-Atlantiques

Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine



**€324,000**

inc. of agency fees

3 Beds      150 sqm      0.68 ha

Located 20 mins north of Pau is this pretty farmhouse which offers 150m<sup>2</sup> of entirely renovated living space plus 450m<sup>2</sup> of outbuildings...

### At a Glance

**Reference** MFH-ADF1626156

**Bed** 3

**Land** 0.68 ha

**Near to** Pau

**Pool** No

**Price** €324,000

**Hab.Space** 150 sqm

**Land Tax** N/A

### Property Description

Located 20 mins north of Pau is this pretty farmhouse which offers 150m<sup>2</sup> of entirely renovated living space plus 450m<sup>2</sup> of outbuildings on a 6800m<sup>2</sup> plot with a view of the Pyrenees.

This solid house was constructed in the 1930's and has 150m<sup>2</sup> of living space on two floors. A spacious living area (sitting and dining room with kitchen) occupies the majority of the ground floor. There is also a master bedroom with a walk-in wardrobe and a magnificent washroom with toilet. A closed stairwell acts as office

space.

Upstairs are a big bedroom plus two smaller adjoining rooms. There is also a loft to use as you wish.

Recent renovations have provided all modern comforts to this traditional home, constructed with pebble walls and tile roof covering: insulations, double glazing...heating is assured by a heat pump system and a wood burner present in the living room. A 300 litre thermodynamic hot water tank is present. A well supplies water for the toilet, dish washer, washing machine and jacuzzi installed on the terrace.

The property is served by an individual sanitation system up to regulation at time of publication.

The 450m<sup>2</sup> of outbuildings offer diverse barns and storage buildings (old working farm buildings). The older ones are constructed from pebbles and the more recent from breeze blocks with sheet steel roofs. One of them has the henhouse.

The vast plot of land is 6800m<sup>2</sup>, where there is a vegetable patch and orchard, could also support horses, donkeys or sheep, for example. It could also be used to install a swimming pool, car park, children's play area...

If you're dreaming of a return to a healthy countryside lifestyle where you can grow your own fruit and vegetables and maybe have some livestock then this property is ideal. It could also support a chambre d'hotes or gite project, perhaps mixing the two together. You could host events. There are no nearby neighbours and there is an open view of the mountains. 450m<sup>2</sup> of outbuildings with easy access and which could suit numerous projects.

You will be just 10 mins from Morlaas where you will find all commerce and services, just 20 mins from the lovely city of Pau. Beach and skiing 1h30 away, 2h for the Spanish border.

Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€324,000

Key Information

Internal Area:	150 sqm
Land Area:	0.68 ha

Location: Nouvelle Aquitaine



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