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## Countryside House for sale in Pyrénées-Atlantiques

Garlin , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €350,000

inc. of agency fees

4 Beds      310 sqm      1.8 ha

Located 50 mins north of Pau, in the heart of Madiran vineyard, is this lovely countryside home for sale offering 310m<sup>2</sup> of living...

### At a Glance

**Reference** MFH-ADF1626337

**Near to** Garlin

**Price** €350,000

**Bed** 4

**Pool** No

**Hab.Space** 310 sqm

**Land** 1.8 ha

**Land Tax** N/A

### Property Description

Located 50 mins north of Pau, in the heart of Madiran vineyard, is this lovely countryside home for sale offering 310m<sup>2</sup> of living space and a splendid view of the Pyrenees and including a magnificent garden of 1.8 ha filled with trees.

This pleasant dwelling enjoys lots of natural light and is the fruit of a beautiful renovation. The south-facing extension was tastefully created on the base of the old country farmhouse allowing for 310m<sup>2</sup> of living space with a lovely flower filled garden and the Pyrenees as a backdrop. There are also 180m<sup>2</sup> of outbuildings.

The west facing facade has the main entrance, as well as the parking area, and opens to the most recent section of the house. There is a spacious, 70m<sup>2</sup>, living room, bathed in natural light via generous openings to the garden. A sitting area is based around the wood burner and there is a dining area. Continuing on is a study and a mezzanine currently serving as library. There are two bedrooms (one on each floor), a laundry and a toilet.

The older section of the house is accessed from the living room with a step leading to the second living room with an open fireplace, second dining room and kitchen. Continuing to the rear are two bedrooms, a bathroom and a laundry. There is loft space to use as you wish.

This lovely dwelling, recently restored, requires no building work. Its tile roof covering is new. Insulation and double glazing guarantee interior comfort. There is a reversible heat pump system providing heating, as well as the wood burner. Solar panels help produce hot water. A well provides ample water. The individual sewage system is up to current regulations at the time of publication.

A small barn attached to the house on the west side offers 180m<sup>2</sup> of space to use as you wish. There is a double garage.

In front of the house is a Garden of Eden, 16000m<sup>2</sup>, with diverse flowers and shrubs offering a

lovely palette of colours. A vegetable growing area is well organised with a greenhouse and orchard.

Located in the countryside, on a hilltop, without any near neighbours, this property offers a unique opportunity for a privileged, healthy lifestyle. There is a view of the mountains, an idyllic environment (grounds with flowers and trees, vegetables patch, fruit trees, woods), absolute peace and quiet, it is an ideal home for a retirement, entertaining friends and family and enjoying nature.

You can easily access from Garlin, 10 mins away (A65 motorway), 15 mins from Aire-sur-Adour, 10 mins from Madiran, 30 mins from Marciac, 50 mins from Pau and airport, 2h from the coast, skiing and from the Spanish border.

### Summary

Property type:	Countryside house
Bedrooms:	4
Price	€350,000

### Key Information

Internal Area:	310 sqm
Land Area:	1.8 ha

### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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