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Countryside house for sale in Pyrénées-Atlantiques

Garlin , Pyrénées-Atlantiques , Nouvelle Aquitaine



€362,000

inc. of agency fees

2 Beds 70 sqm 19.8 ha

Located 25 mins from Pau is this beautiful agricultural property for sale offering 20 hectares of land. Currently being exploited...

At a Glance

Reference MFH-ADF1626718

Near to Garlin

Price €362,000

Bed 2

Pool No

Hab.Space 70 sqm

Land 19.8 ha

Land Tax N/A

Property Description

Located 25 mins from Pau is this beautiful agricultural property for sale offering 20 hectares of land. Currently being exploited to cultivate cereal crops, it could be used for livestock such as cattle, sheep or equestrian purposes.

The main farm buildings comprise the old farmhouse offering around 70m² (kitchen, two bedrooms, bathroom and a toilet), surrounded by diverse outbuildings: livestock barn, henhouse, storage spaces, sheds...

Important improvements should be allowed for to modernise this old tenanted farm. If the pebble walls have resisted the passage of time, the roof has acquired some damage and should be reviewed entirely. Water and electricity mains are present. There is an individual sewage system.

Of the 20 hectares of land, 16 are entirely flat, drained and bordered by a river. A pumping system will allow you to water your land in the summer months to enable to you to grow corn, soya, sunflowers or maintain pastures. Four hectares cover a sunny hillside and are reserved for pasture, beekeeping and arboriculture.

This property is rarely on the market is well located and easily accessed. It is 5 mins from the A65 motorway, 20 mins from airport and 40 mins from Pau.

Summary

Property type:	Countryside house
Bedrooms:	2
Price	€362,000

Key Information

Internal Area:	70 sqm
Land Area:	19.8 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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