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Farmhouse for sale in Pyrénées-Atlantiques

Garlin , Pyrénées-Atlantiques , Nouvelle Aquitaine



€200,000

inc. of agency fees

2 Beds 70 sqm 6.96 ha

Located 25 mins from Pau is this veritable farmhouse property surrounded by almost seven hectares (17 acres) of agricultural land...

At a Glance

Reference MFH-ADF1626819

Near to Garlin

Price €200,000

Bed 2

Pool No

Hab.Space 70 sqm

Land 6.96 ha

Land Tax N/A

Property Description

Located 25 mins from Pau is this veritable farmhouse property surrounded by almost seven hectares (17 acres) of agricultural land therefore offering numerous possibilities: tourism project (gîte, chambres d'hôtes), event hosting or livestock (canine, equine, bovine, sheep..).

The property consists of a 70m² home (kitchen, two bedrooms, bathroom, toilet), surrounded by diverse outbuildings (livestock barns, poultry sheds and storage spaces.

Major building works should be accounted for to modernise this old working farm (dating from the 15th and 17th centuries). While the main pebble-built walls have resisted the passage of time, the roofs have taken some damage and will need to be fully revised.

The property is connected to the water and electricity mains and has an individual sewage system.

The 6.96 hectares are comprised of 5.5 hectares of hillside pastures, perfect for livestock, and 1.4 hectares in front of the house which are perfect for market gardening, cereal cultivation, poultry farming...

You will be in an ideal location with easy access (5 mins from the A65 motorway, 30 mins from Pau), close to an historic site (Gallic-Roman villa) and which represents much potential to develop a tourist, farm or other business activity.

Summary

Property type:	Farmhouse
Bedrooms:	2
Price	€200,000

Key Information

Internal Area:	70 sqm
Land Area:	6.96 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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