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Farmhouse for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



€412,000

inc. of agency fees

3 Beds 140 sqm 20 ha

Located between Pau and Lourdes is this farmhouse to renovate with 20 hectares (49 acres) of grounds comprising pastures, woods and...

At a Glance

Reference	MFH-ADF1626159	Near to	Ger	Price	€412,000
Bed	3	Pool	No	Hab.Space	140 sqm
Land	20 ha			Land Tax	N/A

Property Description

Located between Pau and Lourdes is this farmhouse to renovate with 20 hectares (49 acres) of grounds comprising pastures, woods and coppices. There are 140m² of living space comprising a kitchen, living room, bedroom, bathroom and toilet with upstairs two more bedrooms and a washroom. Outside there is a barn with a hayloft and a pigsty.

On entering this pleasant home you will discover a 24m² living room with fireplace with wood and granule

burner. To the left is a the 22m² dining room and the equipped kitchen with terrace.

A small corridor leads to a 17m² bedroom as well as a bathroom and toilet. Stairs lead up to two more bedrooms, a study and a washroom to finish.

Outside, there is a lovely barn with a hayloft and a pigsty.

The heating is supplied by the wood and granule burner. The roof has a recent slate covering. The property is served by an individual sewage system which is not up to current regulations.

The outbuildings are in good condition.

You will be 10 mins from all commerce and services, 40 mins from Pau, 20 mins from Lourdes, 1h30 from Biarritz and 30 mins from skiing.

Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€412,000

Key Information

Internal Area:	140 sqm
Land Area:	20 ha

Location: Nouvelle Aquitaine



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