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Countryside house for sale in Hautes-Pyrénées

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



€138,000

inc. of agency fees

2 Beds 100 sqm 6.9 ha

Located 5 mins from Trie-sur-Baïse is this farmhouse property to renovate offering lovely views of the surrounding countryside and...

At a Glance

Reference	MFH-ADF1626579	Near to	Trie-sur-Baïse	Price	€138,000
Bed	2	Pool	No	Hab.Space	100 sqm
Land	6.9 ha			Land Tax	N/A

Property Description

Located 5 mins from Trie-sur-Baïse is this farmhouse property to renovate offering lovely views of the surrounding countryside and 6.9 hectares (17 acres) of grounds with one tenant. Close to charming villages and local commerce.

The 6.9 hectares of agricultural land have one tenant and there is a pond. The farm is ideal for a livestock, crops or market gardening project. The land is partially wooded with also open pastures and some orchards.

The farm includes a main stone-built building, several decades old and traditional in architecture. It requires a full renovation but possesses enormous potential. The stone walls offer an authentic charm.

On entering the house, you will discover, to your left, the 25m² ex-kitchen area and dining room. Back to the entrance and to your right is a 17m² living space continuing on to an 18m² room. A wooden staircase leads up to a 38m² loft.

Outside and attached to the house is a 68m² shelter and a 45m² pigsty, augmenting the charm of this farm property.

The land has a good-sized pond providing a precious water source for irrigation, livestock feeding and the local ecosystem, enriching the biodiversity of the site.

The 6.9 hectares, with one tenant, represent a rare opportunity to obtain a durable agricultural project. Its accessibility and surface area can support a long term project. Requiring full renovation, you can use your imagination to create your dream home opposite the Pyrenees.

Construction is traditional. The roof is covered in tile. The windows currently have wooden frames and need replacing. Mains services a pass in front of the property. A sewage system

will have to be created.

You will be 15 mins from Castelnau-Magnoac, 15 mins from Miélan, 40 mins from Tarbes, 2h from Toulouse and from the Ocean.

Summary

Property type:	Countryside house
Bedrooms:	2
Price	€138,000

Key Information

Internal Area:	100 sqm
Land Area:	6.9 ha

Location: Occitanie



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