



16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de

Kontakt auch per E-Mail unter contact@abafim.com

19th Century Farmhouse

177 000 € [Gebühren an den Verkäufer]



- Referenz : AF26277
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 4
- Wohnfläche : 130 m²
- Grundstücksfläche : 2 900 m²
- Grundsteuer : 125 €



Located 5 mins from the Madiran vineyards and 20 mins from Marciac is this farmhouse property to renovate offering a dining room, four bedrooms, a washroom, "summer" kitchen and numerous outbuildings on 2900m² of land with a view of the Pyrenees and possibility to acquire a further attached 1.7ha.

As you pass the door into the 16m² entrance hall, you will have the impression that time has stopped and you're entered the past.

The ground floor has a spacious, 22m² dining room with wood burner and an 8 m² kitchen, separated only by a partition wall. To the right of the entrance is a 21m² space, perfect for a bedroom but which has in the past served as a sitting or dining room. A 7m² passageway leads to a 10m² bedroom with a washroom and a toilet.

A lovely central staircase leads up to two bedrooms, 9m² and 13m², where you will appreciate the view of the Pyrenees. There is an 8m² walk-in wardrobe/study/small bedroom and a 3m² storage space as well as 50m² of loft space.

The property is divided into two sections with a 130m² living space and an attached 73m² barn which could serve as your garage. It contains a 9m² laundry, a 6m² store room and the fuel heating system.

On the courtyard you will discover a 15m² outside kitchen, another room and a 3m² washroom and toilet.

There are numerous outbuildings: a livestock barn with feeding/drinking spaces for cattle, all in good working order, there is a barn, rabbit hutches, a pigsty, workshop, a storage hangar and hen house. There are 1500m² of space to the south which was previously a garden.

There is enormous potential to satisfy your projects...tourism, artisan etc.

The roof is covered in tile. The roof is in good condition. Construction is traditional. Heating and hot water are provided by fuel. There is also a wood burner. Renovation should be allowed for: insulation, windows are currently wooden framed with one pane of glass, wiring, sewage system...

Located in a tranquil rural zone offering lots of intimacy and space.

You will be 5 mins from vineyards of the Madiran, 10 mins from Maubourguet, 20 mins from Marciac and its renowned jazz festival, 2h from skiing, 2h30 from Biarritz, 40 mins A64 motorway and 40 mins from Tarbes-Lourdes airport.

ENERGIEVERBRAUCH : F (349)

TREIBHAUSGAS : F (71)