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## Old farm, 11 hectares

**188 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26587
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 116 m<sup>2</sup>
- Grundstücksfläche : 110 000 m<sup>2</sup>
- Grundsteuer : 939 €



15 minutes from Maubourguet, on the wine route, this old farmhouse offers 3 bedrooms, a fitted kitchen, a living room, a storeroom, a bathroom and shower; the property includes outbuildings, as well as 11 hectares of diverse countryside, meadows, woods and land.

You arrive via a lovely terrace and then an entrance hall leading to a 22m<sup>2</sup> living room, a storeroom and a 25m<sup>2</sup> fitted kitchen with a beautiful open fireplace. A corridor leads to the sleeping area where you will find a 13m<sup>2</sup> bedroom with terrace access, two 10m<sup>2</sup> bedrooms, a 6m<sup>2</sup> bathroom with shower, a wc and a utility room with a service door leading to the garden and outbuildings.

This farmhouse is all on one level, with beautiful oak beams and plaster cornices in very good condition.

Adjoining the main house is a 25.50 m<sup>2</sup> wine storehouse and an old pebble house with a floor surface area of 47 m<sup>2</sup>. There is an old, detached pigsty and a workshop of approx. 57 m<sup>2</sup> with a cellar of 34 m<sup>2</sup>. All the outbuildings are in good condition and would be ideal for a craftsman, a liberal profession or someone wanting a second activity in the agricultural sector....

The roof is tiled and the construction is traditional. Heating and hot water are provided by a combined oil-fired boiler and a fireplace. The wooden joinery is single-glazed. There is an individual septic tank.

It faces south. Around the house you have 2.9ha, the 8.3ha are located not far from the property.

You will be 15 minutes from Maubourguet, the college and schools, 15 minutes from a golf course, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 45 hours from Pau, the golf course and the

airport, 2 hours from Toulouse airport, Spain and the ski slopes, 2 hours from the ocean and 2 hours 30 minutes from Bordeaux.

**ENERGIEVERBRAUCH : E (221)**

**TREIBHAUSGAS : E (68)**