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## Farm Property 19,8 Hectares

**362 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26718
- Zimmeranzahl : 3
- Schlafzimmeranzahl : 2
- Wohnfläche : 70 m<sup>2</sup>
- Grundstücksfläche : 198 000 m<sup>2</sup>
- Grundsteuer : 466 €



Located 25 mins from Pau is this beautiful agricultural property for sale offering 20 hectares of land. Currently being exploited to cultivate cereal crops, it could be used for livestock such as cattle, sheep or equestrian purposes.

The main farm buildings comprise the old farmhouse offering around 70m<sup>2</sup> (kitchen, two bedrooms, bathroom and a toilet), surrounded by diverse outbuildings: livestock barn, henhouse, storage spaces, sheds...

Important improvements should be allowed for to modernise this old tenanted farm. If the pebble walls have resisted the passage of time, the roof has acquired some damage and should be reviewed entirely. Water and electricity mains are present. There is an individual sewage system.

Of the 20 hectares of land, 16 are entirely flat, drained and bordered by a river. A pumping system will allow you to water your land in the summer months to enable you to grow corn, soya, sunflowers or maintain pastures. Four hectares cover a sunny hillside and are reserved for pasture, beekeeping and arboriculture.

This property is rarely on the market is well located and easily accessed. It is 5 mins from the A65 motorway, 20 mins from airport and 40 mins from Pau.

DPE :

Bien non soumis aux DPE.