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## 13ha Farmhouse Property

**580 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26838
- Superficie abitabile : 270 m<sup>2</sup>
- Superficie del terreno : 133 375 m<sup>2</sup>
- Imposta patrimoniale : 350 €



Located in the heart of the Jurancon vineyards 25 mins south of Pau, this venerable farmhouse property is surrounded by 13 hectares of agricultural land (of which two hectares of vines) and is a veritable balcony over the Pyrenees offering a 180° perspective of the mountains of the Bearn and Basque Country.

The property constitutes a dwelling flanked by a henhouse and a lovely barn (old wine press) connected by lean-to's. This 270m<sup>2</sup> ensemble has retained its authenticity and charm with walls of visible stone and tile roofs. It has undergone a tasteful restoration and can become your dream Pyrenean home with breathtaking views.

There is a 100m<sup>2</sup> storage hangar at the entrance to this property where you can house several vehicles (cars, motor homes, farm equipment) and a well.

Electricity and water mains are present and the property may be connected to fibre optic. All buildings are easily accessible with a motorised vehicle.

This vast estate of over 13 hectares comprises 5 hectares of sloping pastures, 6 hectares of woods (oak, chestnut and ash) and 2 hectares of full Appellation Controlee Jurancon wine (a neighbouring wine producer can exploit it).

A rare opportunity on the market in the sought-after area of the Jurancon hills, this estate has a panoramic view of the local summits and constitutes a privileged site only 25 mins from Pau city centre. It will appeal to lovers of open spaces and nature, perhaps those seeking an equestrian or wine producing project!

You will be only 25 mins from Pau for all commerce and services (airport, TGV, motorway, golf courses, hospital...), and only 1 hour from skiing, 1h30 from the Atlantic coast and from Spain.

DPE :

Bien non soumis aux DPE.