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300m² Farmhouse with Land

177 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26968
- Numero di stanze : 10
- Numero di camere da letto : 6
- Superficie abitabile : 300 m²
- Superficie del terreno : 16 650 m²
- Imposta patrimoniale : 1 576 €



Located just a few mins from Trie-sur-Baïse and all commerce and services is this vast farmhouse offering over 300m² of living space complemented by around 1000m² of outbuildings on 1.6 hectares of land. Habitable in its current state, its strong potential could suit numerous project: tourism, agricultural or livestock project or simply a pleasant countryside home.

This privileged location is in the heart of a small village accessible via all types of vehicle. This south-east facing home enjoys natural light all year round. This is a spacious and authentic home.

This building has lots of character and spreads over two levels with possibility to also add the loft space to your needs. The ground floor entrance opens to, amongst other rooms, the spacious living area, 40m², with fireplace. To one side is the 32m² kitchen and a 45m² room, where natural light enters via a large window, situated on one wing of the house. To the other side are two bedrooms, 16.5m² and 23m², a study, a laundry, larder, washroom and a toilet.

Upstairs are four bedrooms (13m², 17m², 25m² & 27m²) on the southern side of the corridor. Another room, to finish, is at the end. Two other spaces could be transformed to a washroom and toilet, as you wish. The house offers numerous possibilities for creating, renovation and personalising living spaces.

At the end of the enclosed interior courtyard, a pool awaits. It requires cleaning and getting ready for use but has a recent liner and solid walls. It measures 7.5x4m and is 1.2m deep.

The outbuildings include a large garage, workshop, several storage spaces and other building previously used for livestock and food storage all offering a strong potential.

The land is 16650m² and is comprised of essentially pasture opposite the house. The land size could be adjusted depending on your requirements.

Windows are double glazed on the ground floor and one pane of glass upstairs. The roof is covered in tile. There is an individual sewage system, not up to current codes. Heating is provided by oil and wood. There is a gas powered hot water system.

You will be in an ideal quiet, rural location yet close to services. 5 mins from Trie-sur-Baïse, 25 mins from Tarbes and from Lannemezan, 1h45 from Toulouse and its airport and from skiing, 2h from Biarritz and the Atlantic coast.