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## Farmhouse on 49 Acres

**412 000 €** [ Fees paid by the seller ]



- Reference : AF26159
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 140 m<sup>2</sup>
- Land size : 200 000 m<sup>2</sup>
- Local taxes : 370 €



Located between Pau and Lourdes is this farmhouse to renovate with 20 hectares (49 acres) of grounds comprising pastures, woods and coppices. There are 140m<sup>2</sup> of living space comprising a kitchen, living room, bedroom, bathroom and toilet with upstairs two more bedrooms and a washroom. Outside there is a barn with a hayloft and a pigsty.

On entering this pleasant home you will discover a 24m<sup>2</sup> living room with fireplace with wood and granule burner. To the left is a the 22m<sup>2</sup> dining room and the equipped kitchen with terrace.

A small corridor leads to a 17m<sup>2</sup> bedroom as well as a bathroom and toilet. Stairs lead up to two more bedrooms, a study and a washroom to finish.

Outside, there is a lovely barn with a hayloft and a pigsty.

The heating is supplied by the wood and granule burner. The roof has a recent slate covering. The property is served by an individual sewage system which is not up to current regulations.

The outbuildings are in good condition.

You will be 10 mins from all commerce and services, 40 mins from Pau, 20 mins from Lourdes, 1h30 from Biarritz and 30 mins from skiing.

**ENERGY CONSUMPTION : D (182)**

**GREENHOUSE GAS : A (5)**