



## Excellent 5 Bed Farmhouse for Sale in Madiran Village France



### Информация об агенте

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Specialties:	
Property Type:	Apartments
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 281,637.14

### Местоположение

Страна:	Франция
Почтовый индекс:	65700
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Описание:	

Excellent 5 Bed Farmhouse for Sale in Madiran Village France

Esales Property ID: es5554980

82 Rte du Vignoble, 65700 Madiran, France

Enchanting Traditional Farmhouse in Madiran: A Gateway to the Pyrénées

Discover the quintessential French lifestyle with this beautiful, detached traditional farmhouse located in the prestigious wine-growing village of Madiran. Perfectly positioned in the South of France, this property offers an unparalleled opportunity for those seeking a harmonious blend of rustic charm, expansive outdoor space, and proximity to some of Europe's most breathtaking natural landscapes. Priced attractively with offers invited in the region of £200,000 (or Euro equivalent), this home represents exceptional value for a character residence of this scale.

A Prime Location for Year-Round Adventure

Madiran is world-renowned for its bold red wines and rolling vineyards, but its location offers far more



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than just viticulture. Situated in the heart of the Southwest, this farmhouse serves as a versatile base for every type of lifestyle:

- \* **The Ski Enthusiast:** Within a reasonable drive, you can access the world-class slopes of the Pyrénées mountains, making this an ideal winter retreat.
- \* **The Outdoor Adventurer:** The region is a haven for hiking, cycling, and birdwatching, with trails that wind through lush valleys and rugged peaks.
- \* **The Peace Seeker:** For those looking to escape the frantic pace of modern life, the village offers a serene, slow-paced atmosphere where the loudest sound is often the local church bell or the wind through the vines.

## Spacious Interiors with Authentic Character

Spanning a generous 134 m<sup>2</sup> of living space, the farmhouse has been maintained to preserve its traditional soul while providing the comforts required for modern living. The layout is perfectly suited for a large family or those who love to host guests.

The property features five well-appointed bedrooms, offering flexibility for use as hobby rooms, home offices, or guest quarters. With two bathrooms strategically placed to serve the household, the home handles a full capacity with ease. The interior aesthetic reflects the classic 'Landes' or 'Béarnais' influence typical of the region—think thick stone walls that keep the house cool in the summer and warm in the winter, coupled with timber accents that radiate a sense of history and permanence.

## An Arable Paradise: 2031 m<sup>2</sup> of Private Land

One of the most compelling features of this sale is the extensive exterior. The farmhouse sits on a massive plot of 2031 m<sup>2</sup>, offering a level of privacy and potential rarely found at this price point.

- \* **For the Gardener:** The fertile soil of the Madiran region is a dream for 'potager' enthusiasts. There is ample room to establish organic vegetable patches, fruit orchards, or vibrant flower gardens.
- \* **For the Entertainer:** The vast lawn provides the perfect canvas for an outdoor kitchen, a swimming pool (subject to planning), or simply a series of sun-drenched terraces for 'al fresco' dining under the stars.

## Investment Potential and Specifications

Whether you are looking for a permanent relocation, a lucrative 'Gîte' holiday rental, or a multi-generational summer home, this property fits the bill. Its detached nature ensures total tranquility, while its proximity to the village center means you are never far from a fresh baguette or a world-class bottle of local Tannat.

This is a rare chance to secure a significant piece of French heritage in a location that offers both the thrill of the mountains and the calm of the countryside. A viewing is highly recommended to appreciate the scale of the land and the warmth of the farmhouse.

## ABOUT THE AREA



Madiran is a picturesque village located in the Hautes-Pyrénées department of southwestern France, nestled within the historic and natural region of Gascony. It is famously defined by its undulating hillsides and deep-rooted viticultural heritage, serving as the namesake and central hub for the prestigious Madiran AOC. Unlike more monocultural wine regions, the landscape around Madiran is a beautiful mosaic where rows of Tannat vines are interspersed with fields of sunflowers, kiwis, and ancient oak forests, offering a truly diverse 'France profonde' experience.

The village itself is steeped in a history that dates back to Roman antiquity, though it flourished significantly in the 11th century with the establishment of a Benedictine priory. Today, visitors can explore the charming, narrow streets and visit the Church of Sainte-Marie, which features a remarkable Romanesque crypt. The village serves as a vibrant meeting point for local winemakers and travelers, particularly during the annual Wine Fair in August, which celebrates the robust, age-worthy red wines that have made the region a global icon for Tannat production.

Beyond its oenological appeal, Madiran offers a tranquil and authentic Gascon lifestyle. The village is home to the renowned 'Le Prieuré' restaurant, housed in a historic monastic building that highlights local delicacies such as confit de canard and foie gras. Its strategic location near the borders of the Gers and Pyrénées-Atlantiques departments makes it an excellent base for exploring the Pyrenean foothills, where the snow-capped peaks are often visible from the higher vineyard slopes, providing a stunning backdrop for hiking and outdoor recreation.

For those traveling by air, the nearest major airport is Pau-Pyrénées Airport (PUF), located approximately 35 to 40 kilometers (about a 40-minute drive) to the southwest. Another convenient option is the Tarbes-Lourdes-Pyrénées Airport (LDE), situated roughly 50 kilometers (about 45 to 50 minutes) away, which offers a variety of seasonal and low-cost international connections. For travelers arriving from further afield, Toulouse-Blagnac Airport (TLS) is the largest international hub in the region, located about 145 kilometers (a 2-hour drive) to the east.

#### MAiN FEATURES:

- \* 134m<sup>2</sup> of living space
- \* 2031m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	134 кв м
Площадь участка:	2031 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.257.538

