Farmhouse in Mgarr

Mgarr, North



€6,500,000

Reference No: 240041072-145

Total Rooms: **8**

Floor Area (m²) : **31200**

Bathrooms: **2**

Bedrooms: **3**

Farmhouse - For Sale - Mgarr

Mgarr - Traditionally Built Maltese Farmhouse with 3 Hectares of Organic Agricultural Land. This Maltese farmhouse spans approximately 3 hectares of certified organic land, with 1 hectare dedicated to vineyards and the rest planted with olive trees, fruit trees, and grazing pasture. Two terraces hold wells with an 80,000-gallon water capacity, supported by rainwater collection and a borehole. The property's terraces and roof provide clear views of the valley and the Bingemma Victoria Lines. Inside, the farmhouse includes three furnished bedrooms and two bathrooms, one featuring a hot tub and sauna. An additional flatlet offers sleeping arrangements for six, making this property suitable for private use or extended stays. The interior includes a fireplace and a wood-fired oven, preserving its traditional character. Facilities support various agricultural activities: free-range chicken rearing, horse stabling with paddocks, and beekeeping. A licensed winery and cellar add to the property's utility as a working farm. The farmhouse is connected to a 3-phase electrical system with photovoltaic panels on each phase, one equipped with battery backup. Additional buildings include a stable, two garages for farm vehicles and a four-car shelter with additional solar panels. An above-ground pool, 7.32 meters across, aligns with the south-facing terrace, offering an inviting outdoor space. Full planning permits are in place, with the property classified as a farm residence, allowing for boutique winery operations and diverse agricultural activities.

Features

- ✓ Ceramic Floor
- ✓ Water Utility
- ✓ 3 Phase Electricity
- ✓ Fire Safety
- ✓ Terrace
- ✓ Well
- ✓ Garden
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Pool
- ✓ Yard
- ✓ Back Yard

Rooms

- ✓ Kitchen : 6 x 4 m (24 m2)
- ✓ Living : 4 x 4 m (16 m2)
- ✓ Double Bedroom : 4 x 5 m (20 m2)
- ✓ Double Bedroom : 4 x 4 m (16 m2)

- Double Bedroom : 4 x 4 m (16 m2)
- Bathroom : 4 x 3 m (12 m2)
- Bathroom : 3 x 2 m (6 m2)
- Living/Dining : 4 x 5 m (20 m2)

Gallery













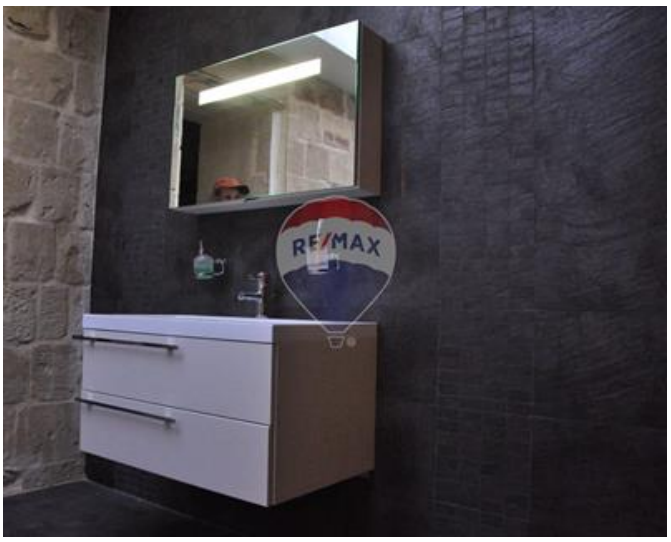


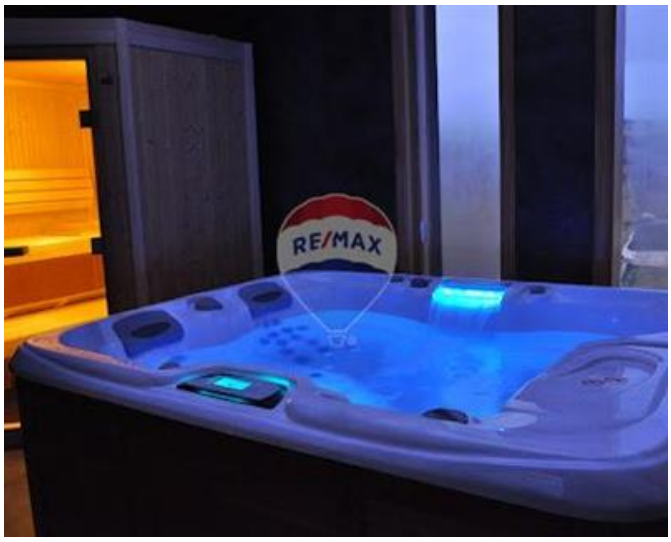











RE/MAX



Darryl Joseph Vella
REMAX Park Estates - St Paul's Bay

M: 99845631
E: dvella@remax.com.mt
T: 21579747

REMAX Park Estates - St Paul's Bay
Park Estates Ltd,Mosta Road, St Paul's Bay, Malta