## Farmhouse in Mgarr



#### Mgarr, North



€6,500,000

Total Rooms: 8

Bathrooms: 2

Floor Area (m²): 31200

Reference No: 240041072-145

P☐ 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 3phase 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 southfacing 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**







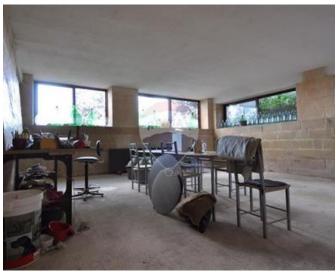






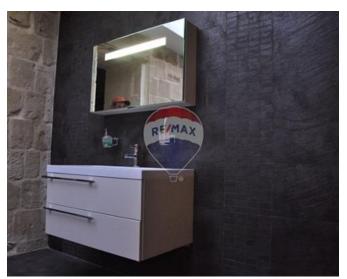
















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