



## Unique property from 1780 on 4,25 hectares. Plenty of possibilities!



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 673,797.45

#### Standort

Land:	Frankreich
Postleitzahl:	32730
Veröffentlicht:	28.05.2025

#### Beschreibung:

On 4,25 hectares of land, this beautiful old farmhouse from 17980 has been tastefully renovated. High-end materials.

Entrance by large gate overlooking the courtyard.

Entrance 10,5 m<sup>2</sup>

Kitchen of 32 m<sup>2</sup>, very well equipped kitchen with island with granite worktop.

Back kitchen of 38 m<sup>2</sup>

Cellar (saddlery) of 28.5 m<sup>2</sup> with sauna and double door to the courtyard.

Dining room of 28 m<sup>2</sup> with fireplace with wood stove.

Toilet (wc and washbasin)

60 m<sup>2</sup> living room with woodburner, large sliding windows overlooking the courtyard.

33 m<sup>2</sup> bar also with large sliding windows overlooking the courtyard.

Floor :

Landing of 18.5 m<sup>2</sup>

Room of 31 m<sup>2</sup> with dressing and access to the master bedroom of 26.5 m<sup>2</sup> with fireplace and access to



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the bathroom of 28 m2 (oak wood cabinet with double sink, bath, shower, toilet).

Corridor leading to two other bedrooms of 20 and 16.5 m2.

9 m2 bathroom (shower, sink toilet), accessible by the 2 bedrooms.

Office/bedroom of 31 m2 + 27 m2 with terrace and access to another bedroom of 25.5 m2.

Exterior:

piggery 10 m2

Barn of 67 m2

Open barn of 83 m2

2 horse boxes 10 m2 each

4 x 8 m above ground pool with filter installation

Carport parking

Land of 42500 m2 (+ 4 hectares) of prairie, with access to the river

Located in a dead end, quiet and rural village.

High-end finishes

Double glazing all over

Electricity and plumbing/piping renovated

Very well maintained property

Surface : 400 m2

Rooms : 14

Plot size : 04 ha

## **Caracteristiques techniques**

Reference

MM2074GN

Price

580 650 €

Location

Villecomtal-sur-Arros 32730

Rooms

14



Bedrooms

5

Property tax

2 443 € /year

Plot size

04 ha

Sanitation

Individual compliant

Openings

Wood/Double glazing

Swimming pool

Yes

Interior condition

Excellent

Kitchen

Fitted and equipped/Independent

Furnishing

Unfurnished

View

Panoramic

Exposure

South

Cellar



Yes

Levels (incl. ground floor)

2

### Informations complémentaires

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 2790.00 € and 3830.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Agent commercial (Entreprise individuelle) \* RSAC 398 244 657

Nos honoraires

### Allgemein

Schlafzimmer: 5  
Fertige m<sup>2</sup>: 400 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 14

### Mietdetails

Möbliert: Nein

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX6.982.476

