



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 668,916.52 |

### 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



the bathroom of 28 m<sup>2</sup> (oak wood cabinet with double sink, bath, shower, toilet).

Corridor leading to two other bedrooms of 20 and 16.5 m<sup>2</sup>.

9 m<sup>2</sup> bathroom (shower, sink toilet), accessible by the 2 bedrooms.

Office/bedroom of 31 m<sup>2</sup> + 27 m<sup>2</sup> with terrace and access to another bedroom of 25.5 m<sup>2</sup>.

Exterior:

piggery 10 m<sup>2</sup>

Barn of 67 m<sup>2</sup>

Open barn of 83 m<sup>2</sup>

2 horse boxes 10 m<sup>2</sup> each

4 x 8 m above ground pool with filter installation

Carport parking

Land of 42500 m<sup>2</sup> (+ 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 m<sup>2</sup>

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

