



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



## Info Agente

Nombre:	Sarah Day
Nombre empresa:	Maisons et Manoirs
País:	Francia
Experiencia since:	1994
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (608) 891-279
Languages:	French
Sitio web:	<a href="http://www.maisonsetmanoires.com">http://www.maisonsetmanoires.com</a>

## Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 673,797.45

### Ubicación

País:	Francia
Código postal:	32730
Publicado:	28/05/2025

### Descripción:

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 m2

Kitchen of 32 m2, very well equipped kitchen with island with granite worktop.

Back kitchen of 38 m2

Cellar (saddlery) of 28.5 m2 with sauna and double door to the courtyard.

Dining room of 28 m2 with fireplace with wood stove.

Toilet (wc and washbasin)

60 m2 living room with woodburner, large sliding windows overlooking the courtyard.

33 m2 bar also with large sliding windows overlooking the courtyard.

Floor :

Landing of 18.5 m2

Room of 31 m2 with dressing and access to the master bedroom of 26.5 m2 with fireplace and access to



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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 complementaires**

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

### **Común**

Dormitorios: 5  
Pies cuadrados terminados: 400 m2

### **Room details**

Total rooms: 14

### **Rental details**

Furnished: No

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.982.476

