



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



Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
Site web:	http://www.maisonsetmanoires.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 673,797.45

Location

Pays:	France
Indicatif régional:	32730
Soumis:	28/05/2025

Description:

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



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.

Agent commercial (Entreprise individuelle) * RSAC 398 244 657

Nos honoraires

Commun

Chambres: 5
Pied carré fini: 400 m²

Room details

Total rooms: 14

Rental details

Furnished: Non

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.982.476

