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



# Ügynök információ

Név: Sarah Day

Cégnév: Maisons et Manoirs

Ország: France Experience 1994

since:

Szolgáltatás Vásárlás vagy eladás

típusa: Specialties:

Property Type: Apartments, Houses Telefon: +33 (608) 891-279

Languages: French

Weboldal: http://www.maisonsetm

anoirs.com

### Hirdetés részletei

Ingatlan: Eladó

Ár: USD 668,916.52

## Elhelyezkedés

Ország: France Irányítószám: 32730

Feladta: 2025. 05. 28.

Leírás:

On 4,25 hectares of land, this beautiful old farmhouse from 17980 has been tastefully renovated. Highend 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 m2

Cellar (saddlery) of 28.5 m<sup>2</sup> 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 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 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).

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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 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 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

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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

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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  $2790.00 \in$  and  $3830.00 \in$  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

### **Gyakori**

Hálószobák: 5

Kész négyzetméter: 400 nm

### **Room details**

Total rooms: 14

#### **Rental details**

Furnished: No

### Lease terms

Date Available:

### **Contact information**

IMLIX ID: IX6.982.476

