

https://www.imlix.com/it/

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



Informazioni sull'Agente

Nome: Sarah Day

Nome della Maisons et Manoirs

ditta:

Nazione: France Experience 1994

since:

Tipo di Selling a Property

servizio: Specialties:

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

Languages: French

Sito web: http://www.maisonsetm

anoirs.com

Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: USD 668,916.52

Posizione

Nazione: France
Cap: 32730
Pubblicato: 28/05/2025

Descrizione:

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 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 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



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3
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



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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

Comune

Camere da letto: 5

Finito piedi quadrati: 400 mq

Room details

Total rooms: 14

Rental details

Furnished: No

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.982.476

