



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



Agent Info

Naam:	Sarah Day
Bedrijfsnaam:	Maisons et Manoirs
Mistlampen:	France
Experience since:	1994
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (608) 891-279
Languages:	French
Website:	http://www.maisonsetmanoires.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 673,797.45

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	32730
Geplaatst:	28-05-2025
Omschrijving:	

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 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.

Agent commercial (Entreprise individuelle) * RSAC 398 244 657

Nos honoraires

Algemeen

Slaapkamers: 5
Afgewerkte vierkante meter: 400 m²

Room details

Total rooms: 14

Rental details

Furnished: Nee

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.982.476

