

# 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:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

## Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 682,227.65

## 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 m<sup>2</sup>

Kitchen of 32 m<sup>2</sup>, very well equipped kitchen with island with granite worktop.

Back kitchen of 38 m<sup>2</sup>

Cellar (saddlery) of 28.5 m<sup>2</sup> with sauna and double door to the courtyard.

Dining room of 28 m<sup>2</sup> with fireplace with wood stove.

Toilet (wc and washbasin)

60 m<sup>2</sup> 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 m<sup>2</sup> with dressing and access to the master bedroom of 26.5 m<sup>2</sup> with fireplace and access to the bathroom of 28 m<sup>2</sup> (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 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

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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

Yes

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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

**Algemeen**

Slaapkamers: 5  
Afgewerkte vierkante meter: 400 m<sup>2</sup>

**Room details**

Total rooms: 14

**Rental details**

Furnished: Nee

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX6.982.476

