



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



## Agent Info

Name:	Sarah Day
Company	Maisons et Manoirs
Name:	
Country:	France
Experience	1994
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

## Listing details

Property for:	Sale
Price:	USD 682,227.65

### Location

Country:	France
ZIP code:	32730
Posted:	May 28, 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](http://georisques.gouv.fr).

Agent commercial (Entreprise individuelle) \* RSAC 398 244 657

Nos honoraires

## Common

Bedrooms: 5

Finished sq. ft.: 400 sq m

## Room details

Total rooms: 14

## Rental details

Furnished: No

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.982.476

