



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



### Информация об агенте

Название:	Sarah Day
Название компании:	Maisons et Manoirs
Страна:	Франция
Experience since:	1994
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 580,650

### Местоположение

Страна:	Франция
Почтовый индекс:	32730
Добавлено:	28.05.2025

#### Описание:

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).



Corridor leading to two other bedrooms of 20 and 16.5 m<sup>2</sup>.  
9 m<sup>2</sup> 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 m<sup>2</sup>  
Barn of 67 m<sup>2</sup>  
Open barn of 83 m<sup>2</sup>  
2 horse boxes 10 m<sup>2</sup> each  
4 x 8 m above ground pool with filter installation  
Carport parking  
Land of 42500 m<sup>2</sup> (+ 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 m<sup>2</sup>

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](http://georisques.gouv.fr).

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

Nos honoraires

### Общие

Спальни: 5  
Готовые кв.м.: 400 кв м

### Room details

Total rooms: 14

### Rental details

Furnished: нет

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.982.476

