



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7456

• Castle / Manor - Agen •



DETAILS

Land surface: 80312 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

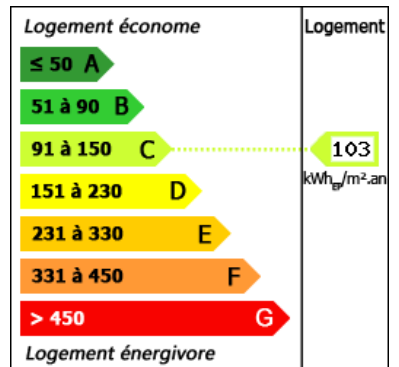
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Close to 20 minutes from the Agen TGV station, this property will enchant you with its calm and serenity. Surrounded by its 8 hectares, accessible by a path, a 17th century residence, 2 gîtes, 2 outbuildings and a 12x6m swimming pool

375 m² living

80 312 m²

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Price

944 000 €

The agency fees are entirely at the cost of the seller



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• Description ref n°7456 •

Between Bordeaux and Toulouse, with amenities nearby, you will be charmed by the services of these places. Everything has been finished and decorated with taste.

A main house from the 17th century opens its doors to a spacious and bright living room of 78m² with a very high ceiling and its open fireplace as well as an adjoining fitted kitchen of 26m². There is also a master suite on the ground floor, bedroom and shower room of 25m².

Upstairs, a large mezzanine-type landing of 36m² welcomes us with a private lounge, or on each side are two master suites of 26m² and 35m².

Also a 3m² linen room.

Downstairs is a 9m² wine cellar, a 11m² boiler room, a 10m² laundry room and a 86m² room currently used for relaxation served by a 4m² corridor.

Oil heating.

Outside, a dovecote is converted into a 56m² gîte and consists of a living room with an open kitchen opening onto a private terrace. Then a first floor receives a bedroom with a shower room and the second floor also.

Electric heating.

A second gîte or guest house of 67m² opens onto a 29m² living room with an open kitchen, then onto a 12m² bedroom with a 6m² shower room, as well as a 20m² veranda.

Electric heating and wood stove.

Two barns are added.

The first has two 3x3m boxes adjoining 200m² with old stables underneath.

The second is on two levels: One level is 200m² on the ground floor and the other 100m² in the basement.

Garden side, orchard: apple trees, pear trees, fig trees, persimmon trees, walnut trees, hazelnut trees, medlar trees, ginko biloba, lemon grapes, vegetable garden.

An old washhouse, a pond fed by a natural spring complete this exceptional property, all bordered by a park, with its three-hundred-year-old cedars, various species.

Double wooden glazing.

Septic tank.

