



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8042

• Castle / Manor - Agen •



DETAILS

Land surface: 172581 m²

Number of bedrooms: 9

Number of levels: 2

Type of heating: Pompe à chaleur

Drainage/sewage: Septic tank

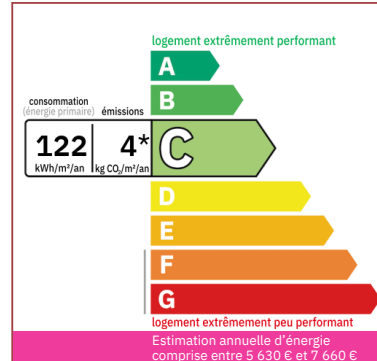
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Located 30 minutes from Agen on the left bank, surrounded by its flowery park planted with three-hundred-year-old cedars and chestnut trees, this 19th century property has retained its undeniable charm with its 17 hectares.

780 m² living

172 581 m²

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Price

860 000 €

The agency fees are entirely at the cost of the seller



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• Description ref n°8042 •

Close to the TGV train station, tram station, and 1.5 hours from Toulouse or Bordeaux airport, you'll find this three-story mansion bathed in light thanks to its large windows, with all its authenticity preserved (old parquet floors, hidden staircases, ceiling roses, etc.), as well as a tenant farmer's house, an orangery, former stables, and a chapel built in 1876.

The main house is composed as follows:

A spacious 30m² entrance hall with its original tiles and stone staircase, then a 45m² Napoleon III-style living room, a 24m² living room (library), a 43m² dining room, a 50m² kitchen with an open fireplace, a 30m² tea room, a 39m² bedroom with a private bathroom, and a separate toilet.

Upstairs:

A 28m² landing leads to a 47m² private living room (or bedroom), a 33m² bedroom, a 12m² bathroom, a 24m² hallway with closets, a 32m² bedroom, a 5.35m² bathroom, and a 29m² bedroom.

Top floor:

A 28m² landing leads to three bedrooms of 26m², 24.40m², and 35m², as well as a 35m² billiard room (or bedroom), an 8m² shower room, and a separate toilet. Daikin heat pump, recent roof, frame, and electrical panels, well with booster pump, single glazing, non-compliant sanitation.

Outbuildings enhance the property:

A 90m² sharecropper's house comprising a living room, a kitchen, two bedrooms, and a bathroom.

An orangery

Former 250m² stables

A chapel built in 1876

A 14x6m secure swimming pool

The land is divided into 2.3 hectares of parkland, 8 hectares of irrigated farmland, and 1,000 poplar trees on 7 hectares.

