Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8709 • House - Penne-d'Agenais •



DETAILS

Land surface: 40 ha

Number of bedrooms: 7

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

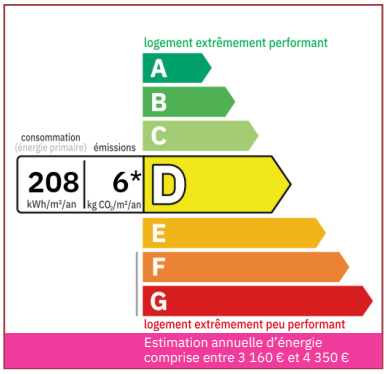
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



10 km from Penne d'Agenais, stone property with mansion, second home, more than 1000 m2 of outbuildings and swimming pool on land of approximately 40 hectares fenced and undulating with woods and meadows...

320 m² living

400 000 m²

Non-binding document

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Price fees included

1 260 000 €

Agency fees: 5 % VAT included*
Price without fees: 1 200 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°8709 •

Stone estate from the beginning of the 17th century with a mansion, a guest house for a total of 335 m2 of living space and a barn on a plot of almost 40 hectares in one piece, fully fenced.

The main house is composed of;

On the ground floor, an entrance hall, a dining room with fireplace and insert, a living room with fireplace and Godin insert, two bedrooms, a shower room, an office with access to the outside, a library/small living room, a fitted kitchen with Godin insert and a separate toilet with sink.

Upstairs; a main living room/dining room, a semi-open kitchen, two bedrooms, two shower rooms, one with toilet, a dressing room and access to the attic which can be fully converted.

In the annex, a laundry room/boiler room and cellars.

The second house is composed of;

On the ground floor, a main room with living/dining room, a semi-open fitted kitchen with access to the outside, two bedrooms, a shower room with double sink and toilet.

Upstairs, two bedrooms.

The barn of approximately 1000 m2, with a first part used as a covered courtyard, and the interior accommodating 18 boxes, a tack room, a grooming area and upstairs a storage area with a studio to renovate.

Outside, the private courtyard gives access to a first ornamental garden where there is a 15m.*5m. mosaic swimming pool with its pool house.

The land surrounding the property is hilly and made up of meadows and woods where there are three ponds and a lake closed by a large electric gate.

The frames are double glazed.

An individual sanitation system for each of the homes, that of the main home is functional but not compliant, that of the secondary home is compliant,

The roofs are in good condition according to the owners where there are solar panels with an annual income of around 3000 euros.

Heating system by heat pump.







