



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9219

• House - Laroque-Timbaut •



## DETAILS

**Land surface:** 11820 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

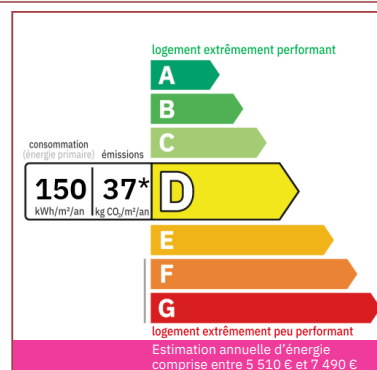
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



In a quiet location with no overlooking neighbors, in the heart of the countryside, you will find the charm and authenticity of Lot Et Garonne on 11820m<sup>2</sup> of land, 20 minutes from Agen.

310 m<sup>2</sup> living

11 820 m<sup>2</sup>

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Price

495 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°9219 •

The main house, with its dovecote, comprises an entrance leading to an open-plan kitchen, living/dining room with high ceilings and direct access to the terrace.

A staircase leads to a mezzanine playroom.

Another staircase opens onto the sleeping area, which includes four bedrooms and two bathrooms.

The ground floor, very bright, has been converted into a storage area or a room for a billiards table.

Outbuildings suggest the potential for rental income with two studios: one as a self-catering cottage and the other as a bed and breakfast.

A barn could be converted into a garage, storage space, or a workshop.

The garden is landscaped with trees and covers approximately 12,000 square meters, and includes a well.

Double glazing

Compliant septic tank and micro-treatment plant

Gas central heating (external tank)

