



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7456

• Castle / Manor - Agen •

FAVORITE



## DETAILS

**Land surface:** 80312 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

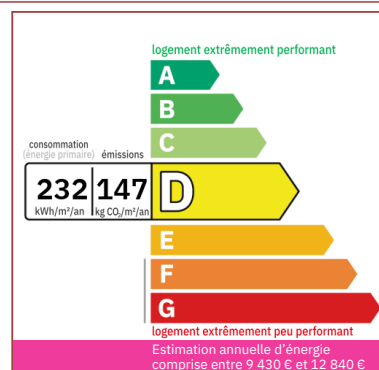
**Swimming pool:** Yes

**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 m<sup>2</sup> living

80 312 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price

890 000 €

The agency fees are entirely at the cost of the seller





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • 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 78m<sup>2</sup> with a very high ceiling and its open fireplace as well as an adjoining fitted kitchen of 26m<sup>2</sup>. There is also a master suite on the ground floor, bedroom and shower room of 25m<sup>2</sup>.

Upstairs, a large mezzanine-type landing of 36m<sup>2</sup> welcomes us with a private lounge, or on each side are two master suites of 26m<sup>2</sup> and 35m<sup>2</sup>.

Also a 3m<sup>2</sup> linen room.

Downstairs is a 9m<sup>2</sup> wine cellar, a 11m<sup>2</sup> boiler room, a 10m<sup>2</sup> laundry room and a 86m<sup>2</sup> room currently used for relaxation served by a 4m<sup>2</sup> corridor.

Oil heating.

Outside, a dovecote is converted into a 56m<sup>2</sup> 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 67m<sup>2</sup> opens onto a 29m<sup>2</sup> living room with an open kitchen, then onto a 12m<sup>2</sup> bedroom with a 6m<sup>2</sup> shower room, as well as a 20m<sup>2</sup> veranda.

Electric heating and wood stove.

Two barns are added.

The first has two 3x3m boxes adjoining 200m<sup>2</sup> with old stables underneath.

The second is on two levels: One level is 200m<sup>2</sup> on the ground floor and the other 100m<sup>2</sup> in the basement.

Garden side, orchard: apple trees, pear trees, fig trees, persimmon trees, walnut trees, hazelnut trees, medlar trees, ginkgo 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.

