



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8042

• Castle / Manor - Agen •



## DETAILS

**Land surface:** 172581 m<sup>2</sup>

**Number of bedrooms:** 9

**Number of levels:** 2

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

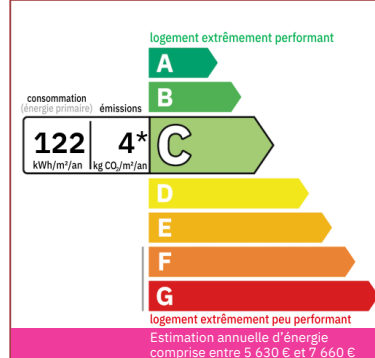
**Swimming pool:** Yes

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

172 581 m<sup>2</sup>

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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 30m<sup>2</sup> entrance hall with its original tiles and stone staircase, then a 45m<sup>2</sup> Napoleon III-style living room, a 24m<sup>2</sup> living room (library), a 43m<sup>2</sup> dining room, a 50m<sup>2</sup> kitchen with an open fireplace, a 30m<sup>2</sup> tea room, a 39m<sup>2</sup> bedroom with a private bathroom, and a separate toilet.

Upstairs:

A 28m<sup>2</sup> landing leads to a 47m<sup>2</sup> private living room (or bedroom), a 33m<sup>2</sup> bedroom, a 12m<sup>2</sup> bathroom, a 24m<sup>2</sup> hallway with closets, a 32m<sup>2</sup> bedroom, a 5.35m<sup>2</sup> bathroom, and a 29m<sup>2</sup> bedroom.

Top floor:

A 28m<sup>2</sup> landing leads to three bedrooms of 26m<sup>2</sup>, 24.40m<sup>2</sup>, and 35m<sup>2</sup>, as well as a 35m<sup>2</sup> billiard room (or bedroom), an 8m<sup>2</sup> 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 90m<sup>2</sup> sharecropper's house comprising a living room, a kitchen, two bedrooms, and a bathroom.

An orangery

Former 250m<sup>2</sup> 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.

