



Ref : 9631CCV

Sector agenais. Magnificent mansion, park with trees and heated pool

📍 Area secteur Agen



Habitable : 413 m²



Usable : 453 m²



Land : 2,1 Ha

1 000 000 €

Luxurious residence for sale Lot et Garonne. Sector Agen, beautiful luminous mansion full of history of 413m² with 7 bedrooms, large volumes and all modern comfort. Independent apartment on the 2nd floor. Park of 2 hectares with hundred-year-old trees and heated swimming pool. Not overlooked. Agenais, beautiful and luminous mansion with 7 bedrooms in a park of more than 2 hectares with centenary trees, a secured heated swimming pool, not overlooked. Lots of charm and history for this house, large volumes and its spring water connected to the house. The second floor apartment can be independent with a different access.

IN SUMMARY

Rooms : 17
Bedrooms : 7
Bathrooms : 4

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes



Gas and wood



Adsl

Advantages : Countryside near all services | Liberal or commercial activity

SERVICES



1st Shops : 2 mn



All shops : 6 mn



Health : 8 mn



Elementary : 5 mn

Middle School : 6 mn

High school : 5 mn



6 mn



12 mn



6 mn



10 mn

ENERGY INFORMATION

Consommation conventionnelle 182,00 kWh/m².an

Estimation des émissions 42,00 kg éqCO₂/m².an



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— DESCRIPTION

Ideal for : liberal profession, family house, possibility gîte / chambres d'hôtes.

GROUND FLOOR

2 entrances

Living room 60m² 2 fireplaces wood and marble, 3 orientations South, West, East

Room 28 m² with marble fireplace, moldings, old chapel of 5m².

Clearance, WC

Open plan kitchen 18m², fitted out

Dining room with fireplace 28m² with bay windows overlooking the terrace

Back kitchen 7,7m² with stone walls and bricks

A large laundry room 17m².

2 staircases.

ON THE 1ST FLOOR:

5 bedrooms

Bedroom 1 with bathroom 24 m².

Bedroom 2: 17m² with bathroom

Room 3: 19 m²

Room 4: 21,50 m² with bathroom

Bedroom 5: or playroom, workshop 41m².

All facing South or South East

1 wc,

A bathroom 4,30 m

A bathroom, shower, double basin and toilet 8m².

Closets

On the 2nd FLOOR:

An independent apartment whose access can be done directly from the ground floor including :

A living room 34m² exposed South East

A kitchen 8,8m².

A small bedroom 8,50m².

Clearance 10m².

The whole on cellars and garage including wine cellar, technical room of the 2 boilers Wood and Gas VIESSMANN.

Adjoining barn of 40m² approx.

Heated swimming pool, tiled, bromine treatment, 9mX4m with electric cover.

Carport 2 cars

Exterior lighting, electric gate with videophone, double glazing except on the independent apartment.

Large park with centenary trees of 20 600m² with 2 water sources with drinking water treatment plant.

A quality property, space with all the advantages of the city.

Are you interested ?



Marie

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