



Ref : 9721NDC

**Big bourgeois property with pool and beautiful park, Lot-et-Garonne region.**

Area Le Mas D'Agenais



Habitable : 330 m²



Usable : 560 m²



Land : 1 680 m²

522 000 €

**Luxurious residence for sale Lot et Garonne.** Large restored mansion whose origins are linked to the origins of the village. House built in ashlar with many old elements. 330m² of living space with spacious reception rooms giving access to 2 large terraces. Very large bedrooms with en suite bathrooms and one of which with a boudoir. Attic space that can be converted. Very beautiful park of 1680m² with swimming pool and beautiful shaded relaxation areas. 2 wells. Workshop, old stable, garage, cellar and other outbuildings.

#### IN SUMMARY

Rooms : 11  
Bedrooms : 5  
Bathrooms : 4

Swimming pool : yes  
Garage place : 2  
Parking space : 5  
Outbuildings : yes



Wood and Electric



Well



Adsl

**Advantages :** House with 5 bedrooms and 4 bathrooms | Surrounding countryside and village shops within walking distance.

#### SERVICES



1st Shops : 1 mn



All shops : 10 mn



Health : 20 mn



Kindergarten : 1 mn

Elementary : 1 mn

Middle School : 10 mn

High school : 20 mn



20 mn



50 mn



50 mn



70 mn

#### ENERGY INFORMATION

Consommation conventionnelle 125,86 kWh/m².an

Estimation des émissions 4,09 kg éqCO2/m².an



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## — DESCRIPTION

### House

#### Ground floor

Entrance hall: 13m<sup>2</sup>, wooden staircase, toilet.

Living room: 30m<sup>2</sup>, fireplace, access to the terrace on the south side with a view on the garden.

Corridor: 12m<sup>2</sup>, exit on the terrace on the west side with a view on the swimming pool.

Office: 26m<sup>2</sup>, fireplace, integrated library.

Artist's studio lounge: 26m<sup>2</sup>.

Dining room: 28m<sup>2</sup>, fireplace, souillarde access.

Kitchen: 21m<sup>2</sup>, original built-in cupboards, exit to South terrace and courtyard.

Terrace on the south side: about 50m<sup>2</sup>.

Long terrace on the east side: about 30m<sup>2</sup>, two turrets at each end.

The first connects the two terraces and has an outdoor toilet.

The second turret is a cellar.

### Floor level

Beautiful landing: 8m<sup>2</sup> with staircase that continues to the attic.

Corridor: 27m<sup>2</sup>.

Storage room: 3m<sup>2</sup>.

Bedroom 1: 17m<sup>2</sup> with its bathroom en suite of 9m<sup>2</sup>.

Bedroom 2: 18m<sup>2</sup>, fireplace, bathroom of 6m<sup>2</sup> en suite, small boudoir.

Bedroom 3: 20m<sup>2</sup>, fireplace.

Bedroom 4: 21m<sup>2</sup>, bathroom of 6m<sup>2</sup> en suite.

Bedroom 5: 21m<sup>2</sup>, complete shower room of 8m<sup>2</sup> en suite, also accessible from the landing.

Attic space, beautiful beams, insulation under the roof.

Cellar under part of the house: about 65m<sup>2</sup>, accessible from the street and with a hatch opening into the corridor of the house.

### Outbuildings

Former souillarde : 26m<sup>2</sup>, interior/exterior well, fireplace, former wash-bassin, old built-in cupboard, exit into the courtyard and onto the street.

Workshop: 33m<sup>2</sup>, high ceiling, door overlooking the street, good location for a shop.

Former stable: 23m<sup>2</sup>, carriage entrance, can be used as a garage.

Chicken coop.

Small storage room under the terrace.

Swimming pool 6.40m in diameter with its wooden deck.

Stairs to connect the garden with the courtyard.

Second well in the garden.

3 Entrance doors and iron gate overlooking the street, wicket gate giving the exit at the back of the village.

The property overlooks a quiet little street in a village with shops at walking distance.

The village is located in the Agenais region on the road to the Bastides du Lot et Garonne.

This magnificent property in the heart of a small village, this old park surrounded by stone walls, benches under tall trees, flowering roses and lush vegetation, everything here inspires relaxation and gives the illusion of being in a distant time.

The property is ideal for a large family and for welcoming guests in guest rooms.

Are you interested ?



Marie

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