

## Bright and Beautiful Mansion « Maison De Maitre » and Its Lovely Gîtes In A Superb Landscaped Setting



## INFORMATION

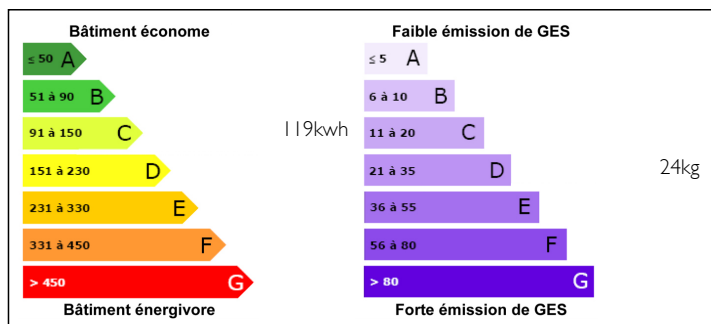
Town:	Agen
Department:	Lot-et-Garonne
Bed:	7
Bath:	5
Floor:	441 m2
Plot Size:	13967 m2

## IN BRIEF

In the heart of the Lot et Garonne you will find this gorgeous maison de maitre in the middle of a beautiful parkland with lots of beautiful trees, plants and a special kind of KOI pond, you will feel that you are in the country whilst living a city with all amenities. Nestled between Toulouse and Bordeaux which are 1 hour each away via the motorway, Paris, Roissy Charles de Gaulle and Disney only 3 and 1/2 hours away by TGV 'the fast train'. This property has a lot to offer including a spa and heated swimming pool, interested? Well read on!

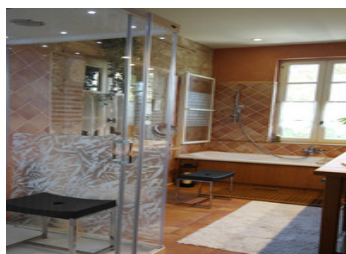


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 3245 EUR

## NOTES

## DESCRIPTION

The property more than 440m2 is made up of more than one building, and has a great potential, is nestled on a plot of 13396m2.

The main house can be used as a large family home or used for revenue as is actually used at the moment, as it has 2 separate entrances : one for the family and one the part that is used as a gîte.

The family side of the main house of more than 269m2 of living space and offers : a beautiful entrance hall,(22m2), a spacious living room bright and airy with girondine floor tiles, a large stone fire place, walnut storage cabinets (58m2). An American kitchen fully equipped with bleached chen cabinets, slammed granite worktop and central island, dinning area in bow window with a beautiful view (27m2). A library (12.70m2), an office (12m2), toilet with washbasin (2m2) and a laundry and boiler room (12,70m2). The heating system and the water heater ( solar kit) are both Viessman made and the house is well insulated.

The second floor, original parquet floor, high ceilings, hallway (17m2), master suite with a large dressing room done in Chen wood (18.57m2) and adjoining bathroom equipped with bathtub and a sauna shower with chromotherapies hydro jets, a dressing table and toilet ( 10m2)

4 bedrooms,(17.4m2, 13.20m2,14.10m2, 14.80m2), a bathroom with shower hydro jets (5.9m2) and a toilet with washbasin (2.5m2). A staircase to the attic which can be converted if wish for more space. Please note that one of...