

Stunning manor house with 5 bedrooms on the edge of a beautiful, medieval village

EXCLUSIVE

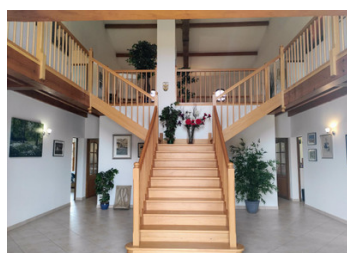


INFORMATION

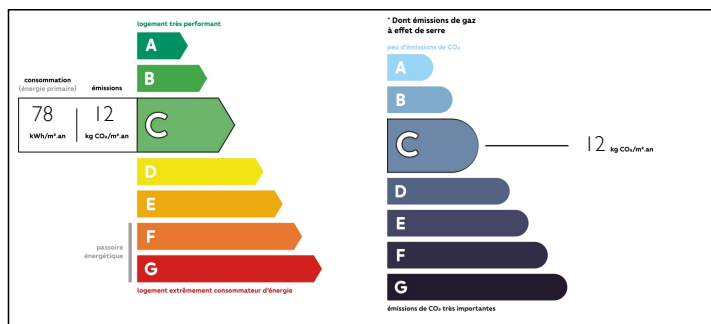
Town:	Agen
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	399 m2
Plot Size:	4909 m2

IN BRIEF

Lovely country house, built in 2009 in keeping with an 18th century maison de maître with exposed beams, a minstrel gallery and exterior stonework. Situated on the outskirts of a charming medieval village between Bordeaux and Toulouse close to Agen this is an absolute delight, very spacious and full of natural light. Toulouse airport is just under an hour away. The property is in immaculate condition, no work required you can just move straight in and enjoy life in the Gascony sunshine!



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 habitation: 2600 EUR

NOTES

DESCRIPTION

This lovely 'maison bourgeoise' with its huge volumes and character is located in a tranquil rural setting within walking distance of the village with all amenities. There is underfloor heating throughout the house.

On the ground floor there is:

A beautiful entrance hall (40m²) with cathedral height ceiling and exposed beams with stairway leading to a magnificent minstrel gallery and mezzanine area.

Master bedroom (26m²) with huge dressing area (8,5m²) and ensuite bathroom (14m²).

WC and cloakroom,

Enormous Lounge/Dining room (90m²), with wood burner; perfect space for entertaining, and patio doors on 3 sides leading out to the garden.

Spacious, fully fitted kitchen (35m²) with patio doors out to the terrace and garden.

Large utility room (21m²)

1st Floor

Is the unique minstrel gallery and expansive mezzanine area (39m²) with walkways overlooking the entrance hall and lounge /dining room downstairs and leading out to a balcony to the front of the house.

Bedroom 2 (21m²) with good sized ensuite bathroom

Bedroom 3 (23m²) with ensuite

Bedroom 4 (23m²)

Bedroom 5 (22m²)

Bathroom (7,4m²)

Outside there are 2 double garages and a small outbuilding and pigeonier, large parking area and garden with lovely views of the village.

Information about risks to which this property is exposed is available on the Géorisques website :