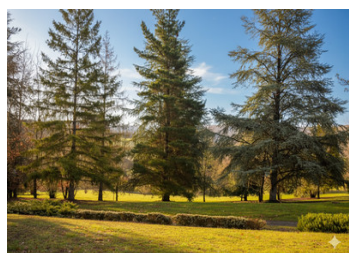


10 min from Agen and 1 h from Toulouse, large family home with views and a large garden with swimming pool



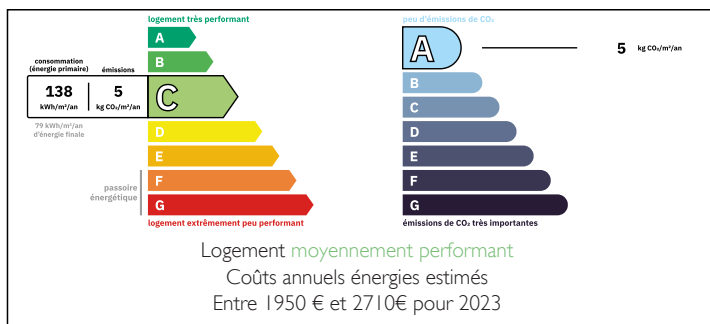
INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	248 m2
Plot Size:	7600 m2

IN BRIEF

In a green setting, just minutes from the amenities of a sought-after town on the outskirts of Agen, this rare property offers a truly timeless retreat. The absolute tranquillity, unobstructed views of the hillsides and access via a private road create a secluded and soothing atmosphere. Nestled in the heart of a landscaped park with a variety of trees, the house reveals warm spaces and a harmonious layout. The ground floor comprises an entrance hall, a bright living room with a fireplace, a cosy dining room, a recently fitted kitchen with high-quality fixtures and fittings, a study, four bedrooms, a bathroom, a shower room and a WC. Upstairs, there is an intimate lounge, a bedroom, a washbasin, a WC and an insulated attic. The basement has a double garage and cellars. Outside, there is a 12 x 6...

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.



DESCRIPTION

This high-quality property is divided into:

On the ground floor

- A 15m² entrance hall
- An 11m² study
- A 30m² living room with a built-in fireplace
- A 17m² dining room
- A 23m² kitchen
- A 1.5m² toilet with washbasin
- A 16m² bedroom
- An 11.95m² bedroom with cupboards
- A 14.72m² bedroom with cupboards
- An 11.87m² bedroom with cupboards
- A separate 1.85m² shower room
- A 7.8m² bathroom with bath, double washbasins and bidet.

First floor:

- A small 12m² lounge
- An 11.9m² bedroom
- A 2.58m² utility room
- A 1.35m² toilet
- Attic space

In the basement:

- A 52m² tiled double garage
- Two cellars.

LOCAL TAXES

Taxe foncière: **4525 EUR**

NOTES

A large 54m² tiled outbuilding with fitted kitchen and electric gate.

A 7.95m² garden shed

Heating is provided by latest-generation electric radiators and reversible air conditioning in the main rooms.

Hot water is provided by a thermodynamic water heater.

Wooden double glazing from the 1980s

Water is supplied by a borehole but mains water is also available in the house

Chlorine swimming pool

Sewage via mains drainage.
