LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43547JML47 Price: 465 000 EUR

agency fees to be paid by the seller

with unobstructed views of the hills, a beautiful stone property featuring a holiday cottage and a pool



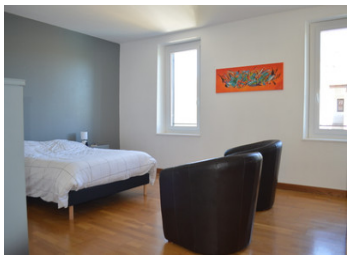












INFORMATION

Town:	Pont-du-Casse
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	2780 m2

IN BRIEF

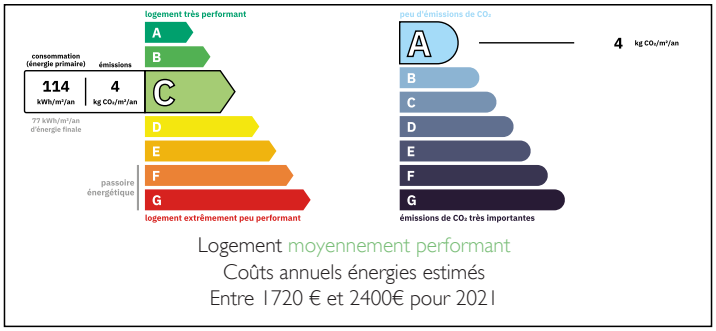
EXCEPTIONAL PROPERTY - NEAR AGEN

Just 10 minutes from Agen, discover this magnificent stone manor house and its self-contained gîte, nestled in lush, private grounds. Fully renovated, the main house comprises a spacious living room of approximately 69 m² with a wood-burning insert, as well as a kitchen-diner. Upstairs, three large bedrooms and a complete master suite (bedroom, en-suite bathroom and dressing room), a shower room and a dressing room complete this prestigious property.

The gîte, ideal for holiday accommodation or entertaining, comprises a living room with a balcony, a modern kitchen, a bedroom, a recently fitted shower room and a secluded terrace. Garage and workshop on the ground floor.

The enclosed, wooded grounds, which include a well, feature a swimming pool with a pool house and offer breathtaking views of the countryside. A haven of peace, 'a world apart', just 2.5 km from all amenities. High-end specifications.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1720 € et 2400€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**3950 EUR**

NOTES

DESCRIPTION

The main house comprises

On the ground floor:
- An entrance hall (11.70m²)
- A living room (69m²) with a built-in fireplace
- A kitchen-diner (32m²) with an open fireplace
- A utility room (9.3m²) with a shower
- A toilet with a washbasin

On the first floor:
- A landing of 14m²
- A bedroom of 19m²
- A bedroom of 21m²
- A bedroom of 23m²
- A master suite comprising a bedroom of 18m², a bathroom of 6m² and a dressing room of 4.4m²
- A 4.10m² dressing room
- A 3.8m² shower room
- A separate toilet

The gîte comprises:
- A 22m² kitchen-diner
- An 18m² living room opening onto a balcony
- A 12.65m² bedroom
- A recently fitted 6m² shower room
- A separate toilet.

In the basement:
- A 28m² garage
- A 17m² workshop
- A 15.80m² boiler room

For the main house, hot water and heating are provided by a heat pump, whilst for the gîte these are provided by an electric boiler.
All windows are double-glazed
The gate is automatic
The chlorinated swimming pool (with the option to switch to salt) measures 11m² by 5m² with a 2m diving pit.
The roof was inspected and treated for moss in March 2026
Fibre broadband is available at the...