LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44447JML47 Price: 381 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (360 000 EUR without fees)

Just an 1 from Bordeaux, a spacious, grand mansion in need of restoration, set in 2.3 ha of grounds with pool

EXCLUSIVE















INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	8
Bath:	1
Floor:	411 m2
Plot Size:	23000 m2

IN BRIEF

Elegance and Authenticity on the Outskirts of Bordeaux

Just an hour from Bordeaux, nestled in the heart of the unspoilt countryside of Mas-d'Agenais, a charming village bordered by its canal, stands this majestic stone mansion. A testament to a timeless way of life, this light-filled property charms with its original features: solid wood flooring, exposed beams and period fireplaces.

The main house offers superb spaciousness, comprising a library, a vast living room and seven generous bedrooms upstairs. A detached guest house, a workshop, a garage and a swimming pool complete this exceptional property.

Spanning 2.3 hectares, the estate comprises a park with century-old trees and a section of pasture, all enclosed by a living hedge ensuring complete

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1913 EUR**

NOTES

DESCRIPTION

This beautiful property comprises a main house divided as follows:
Ground floor
- An entrance hall (19m²)
- A kitchen (29m²)
- A reception room (64m²) with a fireplace
- A living room (21m²)
- A small lounge (26m²)
- An 8m² shower room

Upstairs:
- An 18m² landing
- A toilet
- A 19m² bedroom with a washbasin
- A 15m² bedroom with a washbasin
- A 33m² bedroom
- A 29m² bedroom with a washbasin and bidet
- A 16m² bedroom
- A 28m² bedroom
- A 34m² bedroom
- A 9m² bathroom

The guest house comprises:
- A 14m² kitchen
- A 14m² bedroom
- A toilet

Outbuildings:
- An adjoining 37m² garage
- A 30m² workshop
- A 217m² loft and another 30m² loft

The swimming pool is chlorinated
The property has a private sewage system via a septic tank

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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