

EXCEPTIONAL RENOVATED STONE HOUSE, 6 BEDROOMS, 1.7HA PARKLAND, POOL & OUTBUILDINGS NEAR VALENCE D'AGEN



INFORMATION

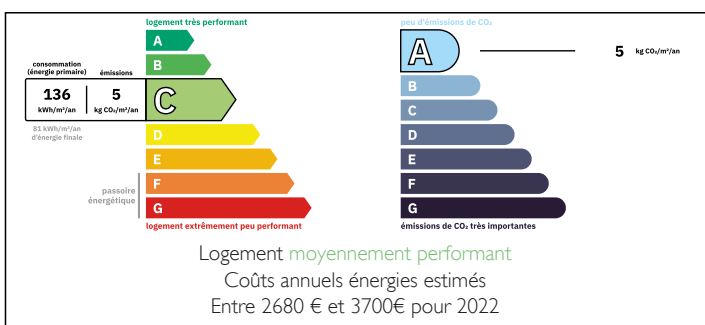
Town:	Saint-Cirice
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	17360 m2



IN BRIEF

Just 10 minutes from Valence d'Agen, this superbly renovated white stone house offers around 250m² of elegant living space, beautifully blending original character with modern influences. Presented in immaculate condition with excellent insulation, double glazing and a roof in very good condition, the property is entirely turnkey with no work required. Set within 17,360m² of fully enclosed parkland including a paddock, it features 6 spacious bedrooms, generous reception rooms and outstanding outbuildings, including a 130m² chai full of potential and a 350m² hangar. Outside, the lifestyle continues with a striking hexagonal pool, large terraces, fish pond and pétanque court. A rare opportunity offering space, style and versatility in a peaceful yet accessible rural setting.

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: 931 EUR

NOTES

DESCRIPTION

This exceptional property combines the timeless charm of a traditional white stone house with high-end finesse. Finished to an excellent standard throughout, it offers a true turnkey opportunity.

GROUND FLOOR

A beautiful front door opens into an elegant hallway leading directly into the superb 30m² KITCHEN. Fully equipped with extensive storage and workspace, it is ideal for both family living and entertaining.

The 33m² SALON is full of character, with travertine flooring, a striking woodburner with stainless steel flue, and air conditioning.

A 34m² DINING ROOM (currently a billiards room – table negotiable) provides an impressive entertaining space.

Also on this level:

SEPERATE WC

BEDROOM 1 (28m²) with large ensuite shower room (double basins) and lovely garden views. The room features a remarkable antique Indian wooden door.

FIRST FLOOR

An attractive oak staircase leads to a wide landing and five further bedrooms:

BEDROOM 2 (15m²) with ensuite shower and 6m² dressing room

BEDROOM 3 (16m²) with garden views

BEDROOM 4 (18m²) with dressing area

BEDROOM 5 (15m²), bright and airy

BEDROOM 6 (17m²) with pool views

A stylish 12m² BATHROOM includes both bath and