FOR SALE

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0033 (0) 7.60.85.21.76

LOMAGNE PROPERTIES

5

3

2000 m2

260 m2

YES

Ref : 72487

€ 560 000 Agency fees included and paid by vendor

Maison de Maître in walking distance to amenities

Discover this elegant Maison de Maître dating from 1863, located in the center of Valence d'Agen, just a stone's throw from the shops, but at the same time enjoy the peace and quiet in your own garden. The period features are combined with bright and spacious reception rooms, 5 bedrooms and 3 bathrooms. There is a swimming pool and parklands designed for privacy, a cellar and two outbuildings that host a utility room, office, and garden storage. There is private parking on the premises for four cars. All this makes this a unique opportunity that is much more than just a residence, but an invitation to live an elegant and refined lifestyle, at the heart of the history and charm of Valence d'Agen, just minutes from the Canal du Midi. Don't miss this exceptional opportunity!

Sewage system – mains drains

Heating – gas central heating

Taxes Foncière – 1900 euros annually

Distance airport – 55 minutes

Basic amenities – 1 minutes

DPE/GES – 256/42- E

- Bright and Elegant – high ceilings
- Walking distance to amenities
- Swimming pool and outbuildings
- Well-designed garden
- Private parking for four cars

Location: Set on the in a residential area just of the center of the Valence d'Agen.

Access: Department Tarn et Garonne, Toulouse international airport at 55 min., 30 min to TGV-train station in AGEN.

Floor area; Total 260 m2 – land 200m2

Ground floor:

- Entrance hallway (30m2), original stairs - stained-glass window
- Living room (36m2) original parquet flooring, windows on two sides, white stone fireplace (not working)
- Dining room (21m2)
- Kitchen (15m2), access to cellar
- Separate WC

First floor:

- Landing (19m2) – original parquet flooring
- Master Bedroom (23m2) original parquet flooring ensuite bathroom and dressing and access to WC
- Bathroom (8,6m2) wash basin, Shower, dressing
- Separate WC
- Bedroom 2 (19m2)
- Bathroom (5,8m2) wash basin, Shower in Bath – access from bedroom 2 and 3. (jack and jill)
- Bedroom 3 (13m2)

Second floor

- Bedroom 4 (23m2) – dressing part (7,6m2)
- Living/ 5th bedroom (26m2) – 15m2 standing height - bedroom 4 only accessible via this room – pass through bedroom
- Bathroom (10m2) – shower, WC, washbasin, access to storage
- Attic space

Annex (+/-28m2)

- Office (15m2)
- Laundry/Shower room (6,5m2)
- Storage (6,5m2)

Condition: Heated with gas boiler – renewed in 2024 - Roof and insulation renewed in 2016

Additional info:

- Swimming Pool 5,5 x 3,2 m, hard shell
- Gated, and security system installed
- Private parking for four cars
- Second outbuilding for garden storage and pool equipment (20m2)
- Ceiling heights 3,55m
- Vaulted red brick Cellar (+/- 18m2)
- Garden with integrated watering system and well
- Mains drains
- Listed area – building restrictions apply

Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr. Non contractual document.

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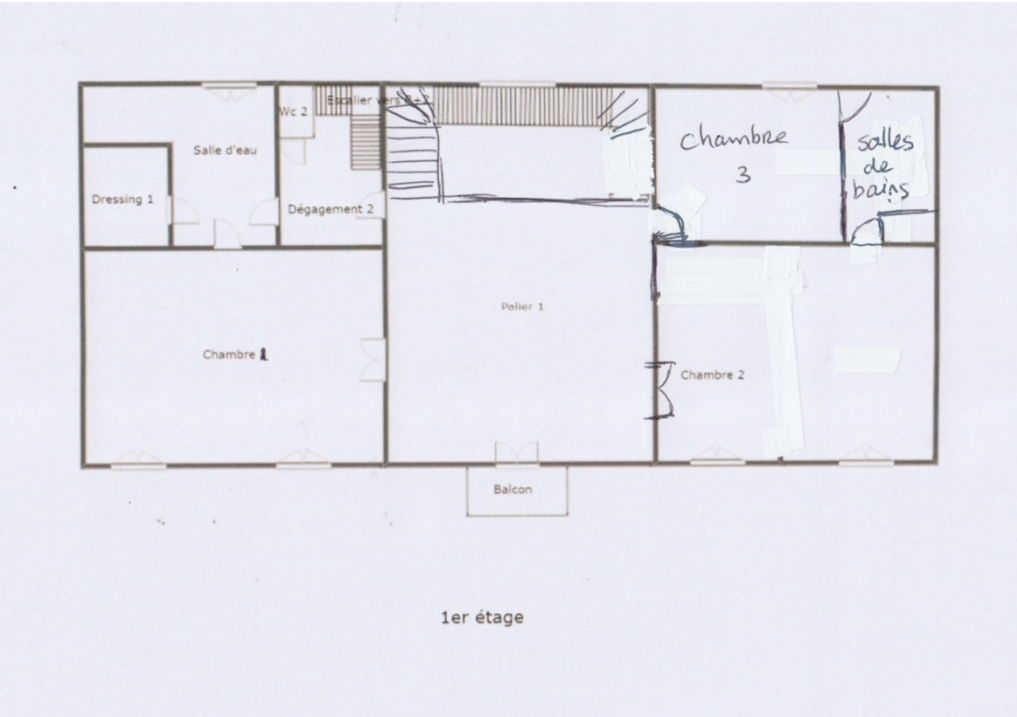

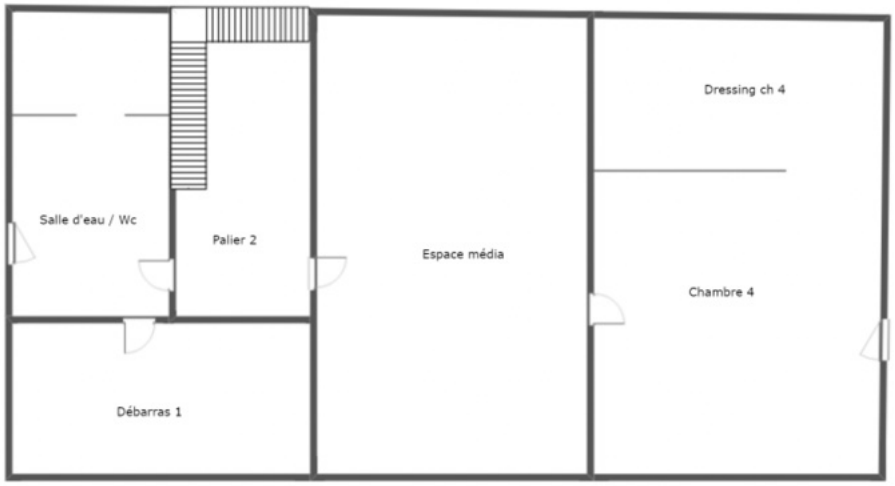
Dressing ch 4
Salle d'eau / Wc
Palier 2
Espace média
Chambre 4
Débarras 1

2ème étage