

**FOR SALE**

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



6



5



9219 m<sup>2</sup>



555 m<sup>2</sup>



YES



Ref : 87428

€ PRICE ON DEMAND

## Unique Elegant 17th Century Manor House

Lomagne Properties presents this unique manor house with chateaux features set on the outskirts of a typical Gascony village with a restaurant and amazing chateau. A wonderful courtyard is created by the outbuildings, and fabulous fencing embraces the front garden. The wealth of original elements – a remarkable staircase, huge fireplaces, period wall art and imposing beams - have been well preserved during the renovation. The manor house offers 3 spacious bedrooms and is completed with an independent 2-bedroom guest cottage in one of the outbuildings, which offer ample space to create more habitable space. In the middle of the established park with mature trees you find a swimming pool with outdoor living facilities. An exceptional property to be seen as soon as possible.

**Sewage system** – septic tank

**Heating** – wood burner and electric radiators

**Taxes Foncière** – 6012€ pa

**Distance airport** – 65 minutes

**Basic amenities** – 9 minutes

**DPE/GES** – E 295/B 9

- Unique Period Property
- Beautiful private setting
- Bright and spacious rooms
- Swimming pool & guesthouse
- Large outbuildings

**Location:** Set on 9.200 m<sup>2</sup> land on the edge of a quiet little Gascony village, with restaurant and chateau.

**Access:** Tarn et Garonne, 65min. from Toulouse international airport and 9 minutes to first amenities, 45 min to TGV station in Agen.

Total approx. 555 m<sup>2</sup>

**Manor (435m<sup>2</sup>) - Ground floor:**

- Entrance hallway (13m<sup>2</sup>), stone staircase
- Living /dining (57m<sup>2</sup>), fireplace with, beams – big windows
- Kitchen (26m<sup>2</sup>)
- Utility room (29m<sup>2</sup>)
- Library (39m<sup>2</sup>)
- Room to renovate (33m<sup>2</sup>)

**Manor - first floor :**

- Master Bedroom (57m<sup>2</sup>) en-suite bathroom
- Bathroom (26m<sup>2</sup>), bath, shower, WC, bidet, wash basin
- Bedroom 2 (39m<sup>2</sup>) en-suite bathroom
- Bathroom (11m<sup>2</sup>) with bath, WC, bidet and wash basin
- Office/bedroom/dressing (21m<sup>2</sup>), also access to bathroom
- Bedroom 3 (22m<sup>2</sup>) en-suite bathroom (7,4m<sup>2</sup>) and living (27m<sup>2</sup>) – accessed via separate staircase

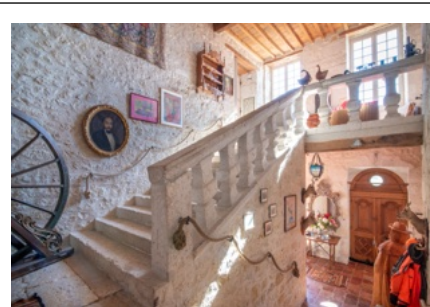
**Guest house (120m<sup>2</sup>):**

- Living (26,7m<sup>2</sup>)
- Dining area (21,7m<sup>2</sup>)
- Kitchen (19,8m<sup>2</sup>)
- Bedroom 1 (19,5m<sup>2</sup>) ensuite bathroom (4,5m<sup>2</sup>)
- Bedroom 2 (22,7m<sup>2</sup>) ensuite bathroom (5,25m<sup>2</sup>)

**Condition:** Completely renovated about 40 years ago. Very well maintained. Windows mostly single glazing. Septic tank likely non-compliant.

**Additional info:**

- 9.219 m<sup>2</sup> of grounds
- Swimming pool of 12,5x 6,5m<sup>2</sup>
- Taxe fonciere, 6012 euros annually
- one well – in use for watering garden
- Grange (280m<sup>2</sup>)
- Workshop and second grange (370m<sup>2</sup>)
- Gravelled cellar (58m<sup>2</sup>)
- Built in approx 1680



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. Non contractual document.

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