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## Beautiful Castle to Renovate with Outbuildings and Land

Agen , Lot-et-Garonne , Nouvelle Aquitaine



# €494,000

inc. of agency fees

6 Beds   2 Baths   533 sqm   10.5 ha

Ideally located 20 minutes south of Agen, this beautiful château with character boasts large outbuildings, stunning...

### At a Glance

<b>Reference</b>	MFH-BG04744	<b>Near to</b>	Agen	<b>Price</b>	€494,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	533 sqm
<b>Land</b>	10.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located 20 minutes south of Agen, this beautiful château with character boasts large outbuildings, stunning views of the countryside and the Pyrenees, and 11 hectares of parkland, meadows, woods and a spring.

A large stone arch forms the entrance to the castle courtyard and its adjoining outbuildings. The living area of 533 m<sup>2</sup> is divided between the main castle and an adjoining apartment. The tower and the large outbuildings, totaling over 400 m<sup>2</sup> on the ground floor, complement the main structure. The roofs are in good condition, but the entire property requires renovation to restore it to its former glory.

Originally an agricultural estate, the property includes additional large outbuildings. A charming dovecote, in urgent need of attention, completes the buildings.

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1800.00 and 2460.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	Chateau
Bedrooms:	6
Bathrooms	2
Price	€494,000

## Key Information

Internal Area:	533 sqm
Land Area:	10.5 ha

## Location: Nouvelle Aquitaine



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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