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## Mansion and gîtes in the heart of Lot et Garonne

Lot-et-Garonne , Nouvelle Aquitaine



# €990,000

inc. of agency fees

7 Beds      440 sqm      1.4 ha

Located on the heights of Agen, this character property is built on a 1.3 hectare park. With a total surface area of approximately 440sqm, it offers access to a mansion, two gîtes, a spa and gym area...

### At a Glance

**Reference** MFH-EATEA1-7672  
**Bed** 7  
**Land** 1.4 ha

**Near to** Toulouse  
**Pool** Yes

**Price** €990,000  
**Hab.Space** 440 sqm  
**Land Tax** N/A

### Property Description

Located on the heights of Agen, this character property is built on a 1.3 hectare park. With a total surface area of approximately 440sqm, it offers access to a mansion, two gîtes, a spa and gym area as well as a large barn. All around, the landscaped park promises you a bucolic atmosphere while being at the gates of the city center. From the entrance of the mansion, with its imposing ceiling height, its stone walls and its Gironde

floor tiles, the tone is set. It gives access to all the rooms on the ground floor. A large living room decorated with a majestic fireplace offers a warm and friendly atmosphere. It is naturally extended by the kitchen, fully equipped and furnished, as well as its dining room. The light is omnipresent thanks to the many windows opening onto the park. This level is completed by a library, an office and a laundry room. The upper floor is dedicated to rest. The central corridor gives access to 5 bedrooms with beautiful volumes including a master suite with a dressing room and its bathroom. The 4 other bedrooms share a separate bathroom. Adjoining the upper floor but benefiting from a separate entrance from its private terrace, a first single-storey gîte takes place. The living room is the central room and provides the same character as in the main house. It benefits from a bedroom with bathroom and a separate kitchen. The wooded park has always benefited from careful maintenance. In the middle of the different species of trees, it offers an idyllic atmosphere. Several distinct spaces are offered. Near the house, a large sheltered terrace with its summer kitchen overlooks the heated swimming pool. Further away, large, beautifully landscaped green spaces allow you to enjoy this green setting in complete tranquility. At the back of the park, this property also provides access to a second gîte surrounded by a pretty stone terrace. This dovecote of approximately 56 sqm has been renovated more recently. It is classified as a "4 épis gîte" and offers modern comfort. On a duplex, you will find an American kitchen open to the living room and a bathroom on the first level. Upstairs, a beautiful bedroom full of character. To top it all off, a barn of over 200 sqm houses a gym and a wellness area with SPA as well as a wine cellar and a large storage area. This property is a rare opportunity that opens up the field of possibilities: an atypical place to live, tourist activity, events and much more. Express your creativity and bring your dreams to life in this unique property, with large volumes and an enchanting setting. Agen train station 10 minutes away. A62 motorway 15 minutes away - 1h15 from Bordeaux and Toulouse Heated and secure swimming pool. Well with watering. Individual sanitation compliant. Recent work: reworked roof, interior electricity, and attic insulation. ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,900 and EUR2,620 (mansion). ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR700 and EUR1,060 (gîte - dovecote). Information on the risks to which this property is exposed is available on the GéoRisques website Mathieu MAUPEU - RSAC 911 000 347

## Summary

Property type:	Countryside house
Bedrooms:	7
Price	€990,000

## Key Information

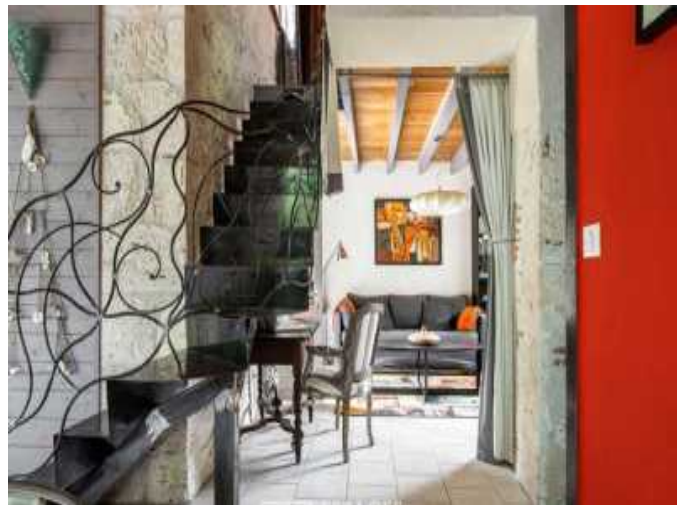
Internal Area:	440 sqm
Land Area:	1.4 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery









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