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## Renovated village house with swimming pool and views

Valence , Tarn-et-Garonne , Occitanie



**€270,000**

inc. of agency fees

2 Beds   1 Baths   96 sqm   223 sqm

Located in a picturesque village in the southwest of France, this property boasts beautiful views, a garden with swimming pool and terraces. A must see!

### At a Glance

**Reference** MFH-RLP72467  
**Bed** 2  
**Land** 223 sqm

**Near to** Agen  
**Bath** 1  
**Pool** Yes

**Price** €270,000  
**Hab.Space** 96 sqm  
**Land Tax** N/A

### Property Description

This property is situated in a serene and picturesque village located in the heart of southwest France, and close to three nearby villages and their amenities. Here, you can enjoy the delectable local cuisine before taking a stroll in the rolling countryside.

The house boasts stunning views, a garden with a swimming pool, terraces, two bedrooms, and a mezzanine sleeping area. It has been renovated meticulously, adding charm and brightness to the rooms, thanks to the expansive sliding doors at the back.

## **The Accommodation**

### **The ground floor**

- Kitchen/dining room - 16 sq.m
- Living room - 26 sq.m
- Separate toilet

### **The first floor**

- Bedrooms 1 - 12.6 sq.m
- Bedrooms 2 - 16.6 sq.m
- Bathroom - 8.3 sq.m
- Shower toilet, double sink
- Storage - 3 sq.m
- Mezzanine Bedroom 3 - 28 sq.m

## **Outside**

- Can be sold partly furnished
  - Terrace of the living room – wood – 3,7 x 5,2m
  - Downstairs covered terrace 2,7 x 5,2m
  - Back entrance
  - Under “Batiment de France” protection
  - Plunge Pool 2,5 x 5m – 2023 – with wooden terrace
  - House Alarm
  - Fiber optic in village – possible to connect
  - Estimated rental rate – 10.000 euros a year

## **Additional Information**

- Completely renovated with high standard materials and tasteful
- design elements.
- Electric heating.
- Roof and wall insulation
- Village sewerage
- Double glazing throughout

## **The Area and Access**

- 85 km from Toulouse international airport, 29 km from TGV-train station in AGEN.
- On the edge of a romantic village with lovely views, a restaurant and art galleries.
- Only a few minutes away from three different villages with basic amenities.

*The property can be lived in right away or rented out. A must-visit!*

## Environment & Surroundings

Near to Schools? ✓

## And Before You Ask

Condition: Very good  
Heating System: Electric radiators  
Drainage: Connected to mains town system

## Summary

Property type: Village house  
Bedrooms: 2  
Bathrooms: 1  
Price: €270,000

## Key Information

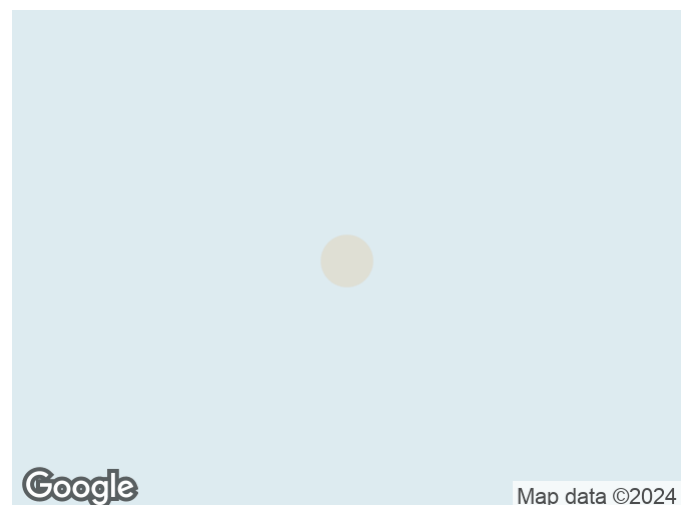
Internal Area: 96 sqm  
Land Area: 223 sqm

### Property Features:

- Protected villagescape
- Recently renovated
- Dominant views with plunge pool
- Very rentable
- Can be bought furnished

Has a Terrace? Yes  
Swimming Pool? Yes  
Has Alarm Yes

## Location: Occitanie





## Gallery











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**C. BAUER – Sunday Times**

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