Click to view MFH-RLP72487

Maison de Maître in walking distance to amenities

Valence d'Agen, Tarn-et-Garonne, Occitanie



€560,000

inc. of agency fees

5 Beds **3** Baths **260** sqm **2000** sqm

Elegant Maison de maître featuring period details, spacious reception rooms, 5 bedrooms, 3 bathrooms, a pool, private parklands, and outbuildings, nestled in a peaceful garden near shops and the Canal du Midi.

At a Glance

Reference MFH-RLP72487	Near to Moissac	Price €560,000
Bed 5	Bath 3	Hab.Space 260 sqm
Land 2000 sqm	Pool Yes	Land Tax N/A
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Property Description

Take a look at this elegant Maison de maître from 1863, situated in the heart of Valence d'Agen. Despite being close to shops, it offers a peaceful garden. The house features period details and spacious reception rooms, 5 bedrooms, 3 bathrooms, a swimming pool, and private parklands.

Additionally, it includes a cellar and two outbuildings with a utility room, office, and garden storage. With private parking for four cars, this property offers more than just a residence – it's an opportunity to live an elegant and refined life in the historic and charming Valence d'Agen, near the Canal du Midi.

The Accommodation

The 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

The 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)

The 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

Additional Information

- Heated with gas boiler renewed in 2024
- Roof and insulation renewed in 2016
- 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 local
- technique swimming pool (20m2)
- Ceiling heights 3,55m
- Vaulted red brick Cellar (+/- 18m2)

- Garden with integrated watering system and well
- Village main sewage system
- Cityscape protection restrictions
- Office (15m2) / Storage (6,5m2)

The Area and Access

- Location: Set on the in a residential area just of the center of the Valence d'Agen.
- Access: Toulouse international airport at 55 min., 30 min to TGV-train station in AGEN.

Don't miss out on this exceptional opportunity!

Environment & Surroundings

Near to Shops?

Near to Schools?

Near to a Golf

Course?

And Before You Ask

Heating System:

Central

heating (gas)

Condition of Roof:

Recent

Drainage:

Connected

to mains

town system

Summary

Property type: Mansion

Bedrooms: 5

Bathrooms 3

€560,000 Price

Key Information

Internal Area: 260 sqm

2000 sqm Land Area:

Property Features:

Bright and

Elegant - high

ceilings

Walking

distance to

amenities

Swimming pool

and outbuildings

Well-designed

garden

Private parking

for four cars

Has a Wine Cellar Yes

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Location: Occitanie



Gallery













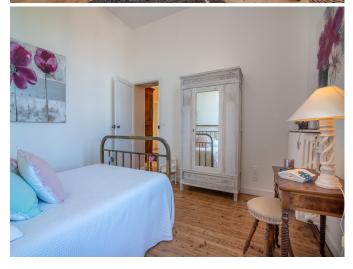




























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C. BAUER - Sunday Times

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