

[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

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

### 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 (30m<sup>2</sup>), original stairs - stained-glass
- window
- Living room (36m<sup>2</sup>) original parquet flooring, windows on two sides, white stone fireplace (not working)
- Dining room (21m<sup>2</sup>)
- Kitchen (15m<sup>2</sup>), access to cellar
- Separate WC

### The first floor

- Landing (19m<sup>2</sup>) – original parquet flooring
- Master Bedroom (23m<sup>2</sup>) original parquet flooring ensuite
- bathroom and dressing and access to WC
- Bathroom (8,6m<sup>2</sup>) wash basin, Shower, dressing
- Separate WC
- Bedroom 2 (19m<sup>2</sup>)
- Bathroom (5,8m<sup>2</sup>) wash basin, Shower in Bath – access from bedroom 2 and 3. (jack and jill)
- Bedroom 3 (13m<sup>2</sup>)

### The Second floor

- Bedroom 4 (23m<sup>2</sup>) – dressing part (7,6m<sup>2</sup>)
- Living/ 5th bedroom (26m<sup>2</sup>) – 15m<sup>2</sup> standing height - bedroom 4 only accessible via this room – pass through bedroom
- Bathroom (10m<sup>2</sup>) – 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

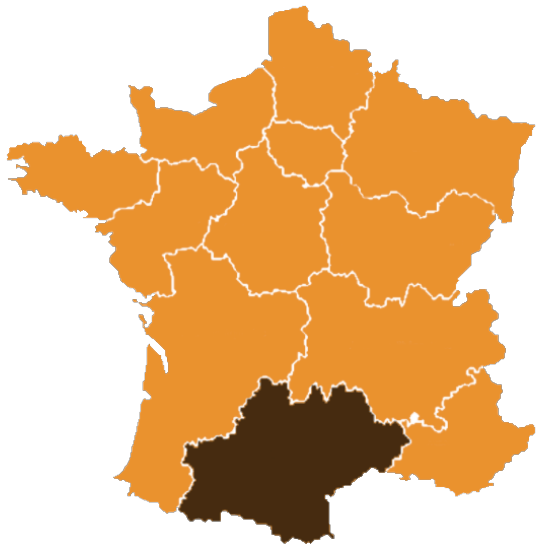
Property type:	Mansion
Bedrooms:	5
Bathrooms	3
Price	€560,000

## Key Information

Internal Area:	260 sqm
Land Area:	2000 sqm
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















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates