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## 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

**Bed** 5

**Land** 2000 sqm

**Near to** Moissac

**Bath** 3

**Pool** Yes

**Price** €560,000

**Hab.Space** 260 sqm

**Land Tax** 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

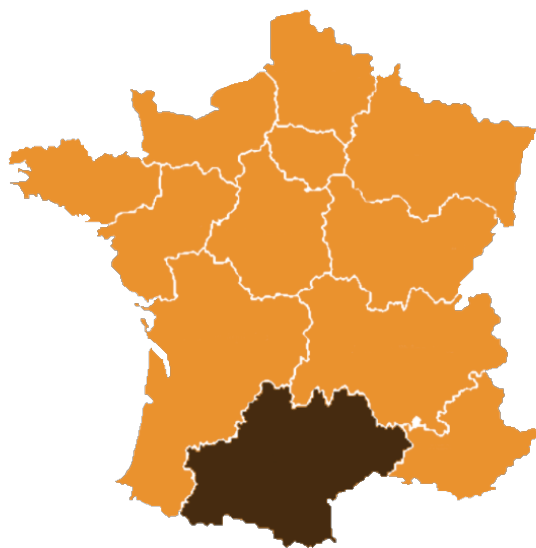
#### Property Features:

- 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















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