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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

<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**



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