



## listing



### Agenten-Info

Name: ArKadia  
Name der Firma:  
Land: Vereinigtes Königreich  
Telefon:  
Sprachen: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 2,119,835.21

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Nouvelle-Aquitaine  
Stadt: Agen  
Veröffentlicht: 13.03.2025

#### Beschreibung:

#Ideally situated with lovely views, just 2.6 km from the local village amenities and 10 km from the TGV station. This completely restored property is set in a park of just over 15 hectares, with trees over 200 years old. It offers so much potential, including holiday rental, a bed and breakfast business or an equestrian centre. The main stone house of about 450 m<sup>2</sup> is composed of: entrance hall, storeroom, laundry room, spacious fully equipped kitchen, dining room, living room, library/game room, toilet. First floor: 2 master bedrooms with shower room, dressing room, toilet, 2 spacious bedrooms, shower room/toilet. Second floor: master bedroom with dressing room, shower room, toilet, bedroom, landing with kitchenette, solarium. Outside, overlooking the views, there is a terrace of about 50 m<sup>2</sup> with barbecue and plancha, and a 6-person jacuzzi. On the entrance side of the property there is an impressive 360 m<sup>2</sup> terrace with a 9 x 5 swimming pool with automatic cover. There is a charming stone guest house of about 100 m<sup>2</sup>: 3 bedrooms, shower room, toilet, open plan kitchen with fireplace. It has an awning of about 40 m<sup>2</sup>, ideal as a terrace. In the grounds there is a barn of about 396 m<sup>2</sup>, perfect for a classic car or workshop. This luxurious property offers character and comfort: automatic gate, alarm, video surveillance, underfloor heating by heat pump, 2 fireplaces, double glazed aluminium windows, electric shutters, jacuzzi, solarium, swimming pool, guest house and a landscaped garden. A must-see property in a tranquil spot. Price including agency fees : 1.837.500 € Price excluding agency fees : 1.750.000 € Buyer commission included: 5 %

#### Allgemein

Schlafzimmer: 9  
Badezimmer: 5



Fertige m<sup>2</sup>: 613 m<sup>2</sup>  
Grundstücksgröße: 151631 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T2852/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T2852/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi64379

