



## Beautiful Maison de Maitre village house, Astaffort, Lot-et-Garonne



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 406,524.6

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Astaffort
Ταχυδρομικός κωδικός:	47220
Δημοσιεύθηκε:	04/10/2023

#### Περιγραφή:

The craftsmanship and expertise of the local artisans employed during the renovation of this beautiful maison de maitre is evident throughout. Situated on the edge of a lively village & close to the Garonne river, the house has lovely light living spaces, a swimming pool, well-maintained garden useful outbuildings.

The property most definitely has the 'wow-factor' and is an extremely comfortable and stylish home. There is already 230m2 habitable space and the two adjoining outbuildings offer the opportunity for further development if required (subject to planning).

Here's the current layout:



## Ground Floor

Entrance hall | 5 m2, tiled floor, exposed stones & beams, original staircase, separate WC?TV room | 19.5 m2, wooden floor, exposed stones & beams, fireplace, built-in cupboards, wood pellet stove?Kitchen | 19.5 m2, tiled floor, exposed stones & beams, old stone sink, built-in cupboard?Living room | 63.5 m2, tiled floor, plastered walls, exposed beams, large fireplace?Ground floor Bedroom 1 | 19.5 m2, tiled floor, plastered walls, exposed beams?Ground floor Shower room | 7.5 m2, shower, washbasin, WC?Boiler room | 5.5 m2

?First Floor?Landing | 5 m2, wooden floor, exposed stones & beams?Bedroom 2 | 20 m2, wooden floor, plastered walls & ceiling?Dressing | 5 m2, fitted cupboards?Shower room | 12 m2, shower, washbasin, WC?Office/playroom | 23 m2, wooden floor, plastered walls & ceiling?Bedroom 3 | 30 m2, wooden floor, plastered walls & ceiling?Bathroom | 10 m2, bath, washbasin, WC

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## Outbuildings / Garden features

Swimming pool (4 x 13m2)?Pool house

Large gravelled parking area



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Attached barn | 47 m2

Situated in a quiet spot on the edge of a lively village, the house has a large gravelled parking area and the adjoining barn. There is a small access road, used by the neighbours, that runs between the house and the well-established, low-maintenance garden and the swimming pool is situated.

The neighbouring village of Astaffort is very pretty, built around the church and central square. There are a couple of restaurants to choose from as well as a supermarket for supplies. A lovely section of the Garonne river runs nearby and, if you go exploring, there's plenty of picnic and dipping spots. If you like playing golf, there are a good number of courses in the area to choose from.

The beautiful city of Agen is 30mins away. Given its' strategic location between Bordeaux and Toulouse, Agen has long been a thriving commercial centre, and today it is a great place to explore and has many excellent restaurants and shops not to mention the theatres and museums.

Agen TGV is a very useful connection, and the airports at Toulouse and Bordeaux are 1hr 15mins / 1hr 45mins away respectively.

At a glance:

Bedrooms: 3/4

Bathrooms:3



Receptions: 2

Habitable space: 230m<sup>2</sup>

Plot size: 1419m<sup>2</sup>

DPE rating: C

Heating: Air source heat pump central heating

Swimming Pool: 4 x 13m / Saltwater system

Drainage: Mains

Neighbours: Close by

Distance to TGV: 30mins: Agen

Distance to airport: 1hr 15mins: Toulouse

Agency fees are included in the advertised price and are payable by the purchaser.

Please note: All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.



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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	230 τ.μ
Μέγεθος αυλής:	1419 τ.μ

## Building details

Parking:	Ναί
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T148030/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T148030/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1027-9192a

