



## Maison 8 pièces 219 m<sup>2</sup>, piscine, box chevaux



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 595,580.95

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Agén
Código postal:	47000
Publicado:	08/04/2026

### Descripción:

Beautiful stone residence, located in a quiet, peaceful environment, offering 219 m<sup>2</sup> of living space on a fenced and landscaped 7,853 m<sup>2</sup> estate with a 10 x 5 m swimming pool and pool house.

The main house features on the ground floor a large living area with an open, fitted and equipped kitchen, an adjoining utility room, a living room with a stone fireplace, three bedrooms, a full bathroom (shower and bathtub), and two toilets.

Upstairs, a spacious mezzanine overlooking the living area leads to two additional bedrooms and a shower room with toilet.

The property is very well maintained and includes recent installations: heat pump with reversible air conditioning, double glazing, and electric gate. Individual sanitation system. Property tax: €1,650. An interior courtyard of 100 m<sup>2</sup>, a garage, and an outbuilding of over 100 m<sup>2</sup> complete the property.

A second building of 128 m<sup>2</sup> on two levels includes four ground-floor stalls, ideal for keeping horses.

There is also the possibility to acquire an additional approximately 19,000 m<sup>2</sup> of unfenced land suitable for horses.

Energy Performance Certificate (DPE): C.



Fabricado: 1880

### **Común**

Dormitorios: 5  
Baños: 2  
Pies cuadrados terminados: 219 m2  
Tamaño del lote: 7853 m2

### **Room details**

Total rooms: 8

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 163

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [http://www.arkadia.com/AGHX-T681788/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T681788/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1549188

