



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 2,119,835.21

### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Agen  
Soumis: 13/03/2025

### Description:

#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 %

### Commun

Chambres: 9  
Salle de bains: 5



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Pied carré fini: 613 m<sup>2</sup>  
Dimensions du lot: 151631 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [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)

## Contact information

IMLIX ID: bvi64379

