



## Prächtiges Schloss aus dem 19. Jahrhundert mit Wächterhaus u



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 1,275,270.33

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Agen  
Cap: 47000  
Pubblicato: 26/06/2024

### Descrizione:

This magnificent 19th century Chateau is located in its large wooded and peaceful park. Here you will find a really authentic family home which has remained in the same family for several generations and which has kept all the original features all ready to welcome you.

The property consists of the Main House on three floors, the Guest house (90m<sup>2</sup>), the large outbuildings including garages, barn and orangery with a total of approximately 250m<sup>2</sup>, and in the park which is approximately two hectares the swimming pool (12m x 6m) and the private chapel which dates from 1876 .

The main house offers you:

A large Entrance Hall (30m<sup>2</sup>) with the original tiles and the stone staircase -

A first Drawing room (Napoleon Style) 45m<sup>2</sup> -

A second Salon (Library) 24m<sup>2</sup> -

A Dining room 43m<sup>2</sup> -

Kitchen 50m<sup>2</sup> with open fireplace -

The Tea Room 30m<sup>2</sup> -

Bedroom 39m<sup>2</sup> with its own shower room -

Separate WC -

Upstairs:

A large landing (28m<sup>2</sup>) which opens into a private lounge ( or Bedroom) 47m<sup>2</sup> -

Bedroom 33m<sup>2</sup> -



Bathroom 12m<sup>2</sup> -  
Corridor with linen Cupboards 24m<sup>2</sup> -  
Bedroom 32m<sup>2</sup> -  
Bathroom 5.35m<sup>2</sup> -  
Bedroom 29m<sup>2</sup> -  
On the top floor:  
A large landing measuring 28m<sup>2</sup> -  
Bedroom 26m<sup>2</sup> -  
Bedroom 24,4m<sup>2</sup> -  
Bedroom 35m<sup>2</sup> -  
Billiard room (or Bedroom) 35m<sup>2</sup> -  
Shower room 8m<sup>2</sup> -  
Separate WC -

The owners have had a lot of maintenance work done, and it should be noted that the roof is completely redone and the woodwork is perfect, with excellent insulation. They have also installed a heat pump to heat the house. Recent electrical fuse boards are also installed with modern 'breakers', so here you move straight in with complete confidence.

The grounds of approximately 17ha are made up as follows: A poplar grove of about 7ha (1000 trees - ready in three years) 8ha of irrigated land, and the Chateau's private park of 2.19ha. Situated in completely calm environment, completely authentic and steeped in history, this magnificent Chateau is a very rare property today. For me it will be an absolute pleasure to show you around! Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comune

Camere da letto:	9
Bagni:	2
Finito piedi quadrati:	780 mq
Dimensione del lotto:	176080 mq

## Room details

Total rooms:	17
Indoor Features:	Fitted kitchen

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	122
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## Building details

Outdoor Amenities:	Pool
Numero di piani:	3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/GKAD-T68208/?utm_cam">http://www.arkadia.com/GKAD-T68208/?utm_cam</a>
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