



## Maison en pierre 17ème siècle 250 M<sup>2</sup> terrain boisé 8000 M<sup>2</sup>



### 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 364,424.66

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Agen
Cap:	47000
Pubblicato:	26/01/2026

### Descrizione:

Situated 15 minutes from Agen, this 17th-century stone house combines high-quality renovation with exceptional spaciousness, all set in dominant 8,321 m<sup>2</sup> of land, much of which is wooded. This elegant 250 m<sup>2</sup> (2,691 sq ft) residence features a separate 13 m<sup>2</sup> (13 sq ft) entrance hall, a 10 m<sup>2</sup> (10 sq ft) utility room and a vast 70 m<sup>2</sup> (753 sq ft) living room comprising a fitted kitchen and a dining room, opening on to a covered terrace and the surrounding garden. A large 40 m<sup>2</sup> room, with 5 m high ceilings, offers a multitude of possible uses, such as a sports room, yoga area, cinema room, children's play area, music studio, hobby room and much more. This level also includes a 17 m<sup>2</sup> bedroom with a 10 m<sup>2</sup> dressing room, a 7 m<sup>2</sup> bathroom and sanitary facilities.

Upstairs, a superb, light-filled 60 m<sup>2</sup> room, which could be used as a lounge or study, is complemented by two bedrooms of 11 and 15 m<sup>2</sup>, an 8 m<sup>2</sup> shower room and a separate toilet.

This property embodies undeniable charm and offers a peaceful, refined living environment, ideal for relaxation. Its unique character, combined with excellent insulation and modern equipment, will win you over. Situated in a nuisance-free hamlet, it combines modern comforts with tranquillity.

Additional features include: photovoltaic panels, double glazing, two pellet stoves, a wood-burning stove, an electric gate and a 15 m<sup>2</sup> outbuilding for storing garden equipment and tools.

Costruito:	1800
------------	------



## Comune

Camere da letto: 3  
Finito piedi quadrati: 250 mq  
Dimensione del lotto: 8321 mq

## Room details

Total rooms: 7

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 128

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T703373/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T703373/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1592518

