



Demeure de caractère avec jardin et dépendances



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 427,157.44

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Agen
Cap:	47000
Publicato:	27/03/2026

Descrizione:

A living piece of history, in the heart of Lot-et-Garonne

Rarely does a property of this calibre come to market. This meticulously restored 13th-century stone manor offers 355 m² of living space, complemented by a self-contained cottage of 65 m², a substantial outbuilding of 180 m² across two floors, and a stone greenhouse of 16 m² — all set within a walled plot of 1,414 m² with a private enclosed garden of 780 m².

The architectural heritage is extraordinary: fireplaces dating from the 13th, 17th and Napoléon III periods, original double-leaf 17th-century doors, a medieval stone privy, two wells (one medieval, one Napoleonic), and a Romanesque fireplace of exceptional rarity. Yet comfort has not been overlooked — double glazing throughout, compliant drainage, and a fully fitted kitchen.

The main house – 355 m²

The ground floor flows through a series of generous, light-filled rooms: a first reception room of 38 m² with a working fireplace, a 30 m² dining room with a period fireplace, a fitted kitchen, and a magnificent 40 m² room with a Romanesque fireplace opening onto the garden. A ground-floor bedroom of 34 m² completes this level.

On the first floor, reached via a grand corridor with original 17th-century double doors, you will find 5 bedrooms — including one with a Louis XIV fireplace — two shower rooms, a dressing room, and independent WC. Rooms face either the garden or the south-facing street.

The cottage – 65 m²

With two independent entrances, three bedrooms, an open-plan kitchen-living room and a shower room, this self-contained cottage is perfectly suited for family, long-term rental, or B&B use.



The outbuilding – 180 m²

Spanning two levels with a covered terrace, it offers outstanding potential: two garage spaces, storage, workshop, or conversion into a gîte or holiday let.

The stone greenhouse – 16 m²

Easily converted into a pool house, with planning potential for a swimming pool.

Rental income potential: Main house ~€2,500/month | Cottage ~€600/month

In brief: Four buildings, six parking spaces (two in garage), enclosed garden, two historic wells, and architectural features of rare historical significance. An exceptional opportunity for a family home, high-end investment property, or luxury chambres d'hôtes — within easy reach of Agen, and a 2.5-hour drive from Bordeaux.

Double glazing throughout. Drainage compliant. No works required.

Conveniently located within easy reach of Bergerac and Toulouse airports, and just a short drive from the A62 motorway.

Costruito: 1300

Comune

Camere da letto: 8

Bagni: 4

Finito piedi quadrati: 385 mq

Dimensione del lotto: 1414 mq

Room details

Total rooms: 13

Energy efficiency

Energy Use (kWh/m²/year): 244

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/AGHX-T718031/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1621535



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