



Prächtiges Schloss aus dem 19. Jahrhundert mit Wächterhaus u



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 1,279,102.02

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Agen
ZIP code: 47000
Posted: Jun 26, 2024

Description:

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 (90m²), the large outbuildings including garages, barn and orangery with a total of approximately 250m², 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 (30m²) with the original tiles and the stone staircase -

A first Drawing room (Napoleon Style) 45m² -

A second Salon (Library) 24m² -

A Dining room 43m² -

Kitchen 50m² with open fireplace -

The Tea Room 30m² -

Bedroom 39m² with its own shower room -

Separate WC -

Upstairs:

A large landing (28m²) which opens into a private lounge (or Bedroom) 47m² -

Bedroom 33m² -



Bathroom 12m² -
Corridor with linen Cupboards 24m² -
Bedroom 32m² -
Bathroom 5.35m² -
Bedroom 29m² -
On the top floor:
A large landing measuring 28m² -
Bedroom 26m² -
Bedroom 24,4m² -
Bedroom 35m² -
Billiard room (or Bedroom) 35m² -
Shower room 8m² -
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

Common

Bedrooms:	9
Bathrooms:	2
Finished sq. ft.:	780 sq m
Lot Size:	176080 sq m

Room details

Total rooms:	17
Indoor Features:	Fitted kitchen

Energy efficiency

Energy Use (kWh/m ² /year):	122
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Building details

Outdoor Amenities:	Pool
Number of Floors:	3

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/GKAD-T68208/?utm_cam
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Contact information

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