



Maison en pierre 17ème siècle 250 M² terrain boisé 8000 M²



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 362,607.82

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Agen
ZIP code:	47000
Posted:	Jan 26, 2026

Description:

Situated 15 minutes from Agen, this 17th-century stone house combines high-quality renovation with exceptional spaciousness, all set in dominant 8,321 m² of land, much of which is wooded. This elegant 250 m² (2,691 sq ft) residence features a separate 13 m² (13 sq ft) entrance hall, a 10 m² (10 sq ft) utility room and a vast 70 m² (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 m² 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 m² bedroom with a 10 m² dressing room, a 7 m² bathroom and sanitary facilities.

Upstairs, a superb, light-filled 60 m² room, which could be used as a lounge or study, is complemented by two bedrooms of 11 and 15 m², an 8 m² 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 m² outbuilding for storing garden equipment and tools.

Built:	1800
--------	------



Common

Bedrooms: 3
Finished sq. ft.: 250 sq m
Lot Size: 8321 sq m

Room details

Total rooms: 7

Energy efficiency

Energy Use (kWh/m²/year): 128

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T703373/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1592518

