



## Propriété en pierre 165m<sup>2</sup> avec piscine, garages



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 410,720.83

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Pont-du-Casse
CEP:	47480
Adicionado:	28/02/2026

Informação adicional:

Stone house with pool and garages - 165 m<sup>2</sup>

This beautiful stone property is built on a 1.4-hectare plot of land.

Relaxing setting: Countryside location just 10 minutes from Agen and 1 hour 10 minutes from Toulouse Blagnac airport;

Comfortable spaces: Approximately 165 m<sup>2</sup> of living space with the possibility of extending into an adjoining barn of the same size. There are also two very spacious garages, each measuring nearly 170 m<sup>2</sup>.

Refreshing swimming pool

The ground floor of the house offers an open-plan kitchen and living room, three genuinely spacious bedrooms measuring 32 m<sup>2</sup>, 22 m<sup>2</sup>, and 28 m<sup>2</sup> respectively. The largest bedroom also features a 5 m<sup>2</sup> mezzanine that could be used as an office.

A laundry room, a bathroom, and a separate toilet complete this section of the house.

An adjoining barn, with the same surface area as the main house, offers the possibility of developing an additional 165 m<sup>2</sup>.



On the garden level, you'll find an old wine cellar of approximately 168 m<sup>2</sup> and a garage/workshop/boiler room of 168 m<sup>2</sup>.

Finally, a unique and charming outbuilding of around 35 m<sup>2</sup> next to the pool could serve as a pool house or a guesthouse.

Energy and cosmetic improvements are to be expected.

Property tax is approximately 3,200 euros.

A must-see property.

Construído: 1800

### Comum

Quartos de dormir: 3  
Banheiro: 1  
Pés quadrados acabados: 165 m<sup>2</sup>  
Tamanho do lote: 14416 m<sup>2</sup>

### Room details

Total rooms: 4

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 417

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Informação adicional

URL do site: [http://www.arkadia.com/AGHX-T713314/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T713314/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1612574



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