



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 362,607.82

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ажен
Почтовый индекс:	47000
Добавлено:	26.01.2026

#### Описание:

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.

Построен:	1800
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## Общие

Спальни:	3
Готовые кв.м.:	250 кв м
Площадь участка:	8321 кв м

## Room details

Total rooms:	7
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## Energy efficiency

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

Date Available:

## Дополнительная информация

URL вебсайта:	<a href="http://www.arkadia.com/AGHX-T703373/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T703373/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1592518
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