



## Exceptional Estate between Toulouse and Bordeaux

### Elegance, Prestige and Unrivalled Potential



#### 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 1,877,580.95

#### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ажен
Почтовый индекс:	47000
Добавлено:	19.03.2026

#### Описание:

Welcome to a place where luxury meets serenity. Enter via a majestic tree-lined driveway and let yourself be led to an exceptional estate, a true gem nestled in a verdant setting, just 40 minutes from Agen and its TGV station. From the first glance, the understated elegance and natural presence of the property will captivate you. This unique estate boasts over 1,840 m<sup>2</sup> of living space, designed with remarkable architectural care and a rare attention to detail. A prestigious residence with multiple possibilities, it features 22 bedrooms, each with its own private bathroom, air conditioning, and refined renovations. Three independent gîtes complete the property, perfect for accommodating your guests or developing a high-end hotel business. Each space combines timeless charm and modern comfort, offering every guest a unique experience. The Art of Gastronomy: Food enthusiasts will be captivated by the professional kitchens, perfectly equipped for large-scale events. The various dining rooms and reception areas offer a bespoke ambiance: from refined dinners to intimate meals, everything here invites sharing and conviviality. The elegant lounges, bars, and relaxation areas add an extra dimension of well-being and comfort. A Natural and Elegant Setting: The estate opens onto a secluded, unspoiled environment where tranquility and nature blend harmoniously. The generously sized swimming pool invites relaxation, surrounded by manicured gardens that enhance the overall setting. An Ideal Venue for Receptions and Events: A rare and valuable asset: an independent reception hall/restaurant, capable of accommodating up to 100 guests. Its panoramic terrace offers breathtaking views of the surrounding countryside—a perfect setting for weddings, seminars, private retreats, or prestigious events. An Estate with Great Potential: Whether you dream of an exceptional family residence, a charming hotel, a high-end seminar venue, or a



private retreat, this property offers unique and immediate potential. A rare place, imbued with soul, prestige, and promise. Don't miss this exceptional opportunity. Contact us today to discover this timeless estate, where every moment becomes an unforgettable memory. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Общие

Спальни:	22
Ванные комнаты:	22
Готовые кв.м.:	1840 кв м
Площадь участка:	32105 кв м

## Room details

Total rooms:	36
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Electric
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## Building details

Number of Garages:	1
Outdoor Amenities:	Pool
Количество этажей:	2

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/TXNV-T29794/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29794/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 0075557B65A34B6F

