

10 min from Agen and 1 h from Toulouse, large family home with views and a large garden with swimming pool



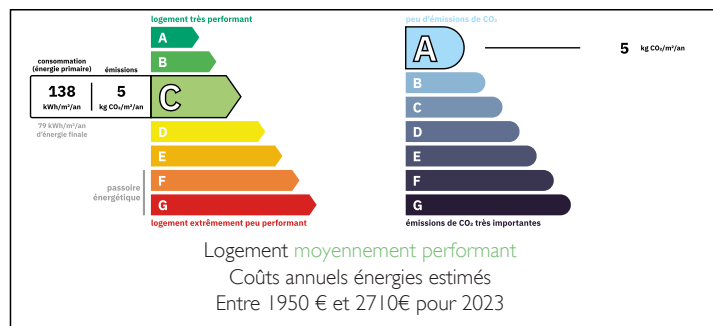
INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	248 m ²
Plot Size:	7600 m ²

IN BRIEF

In a green setting, just minutes from the amenities of a sought-after town on the outskirts of Agen, this rare property offers a truly timeless retreat. The absolute tranquillity, unobstructed views of the hillsides and access via a private road create a secluded and soothing atmosphere. Nestled in the heart of a landscaped park with a variety of trees, the house reveals warm spaces and a harmonious layout. The ground floor comprises an entrance hall, a bright living room with a fireplace, a cosy dining room, a recently fitted kitchen with high-quality fixtures and fittings, a study, four bedrooms, a bathroom, a shower room and a WC. Upstairs, there is an intimate lounge, a bedroom, a washbasin, a WC and an insulated attic. The basement has a double garage and cellars. Outside, there is a 12 x 6...

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This high-quality property is divided into:

On the ground floor

- A 15m² entrance hall
- An 11m² study
- A 30m² living room with a built-in fireplace
- A 17m² dining room
- A 23m² kitchen
- A 1.5m² toilet with washbasin
- A 16m² bedroom
- An 11.95m² bedroom with cupboards
- A 14.72m² bedroom with cupboards
- An 11.87m² bedroom with cupboards
- A separate 1.85m² shower room
- A 7.8m² bathroom with bath, double washbasins and bidet.

First floor:

- A small 12m² lounge
- An 11.9m² bedroom
- A 2.58m² utility room
- A 1.35m² toilet
- Attic space

In the basement:

- A 52m² tiled double garage
- Two cellars.

A large 54m² tiled outbuilding with fitted kitchen and electric gate.

A 7.95m² garden shed

Heating is provided by latest-generation electric radiators and reversible air conditioning in the main rooms.

Hot water is provided by a thermodynamic water heater.

Wooden double glazing from the 1980s

Water is supplied by a borehole but mains water is also available in the house

Chlorine swimming pool

Sewage via mains drainage.

LOCAL TAXES

Taxe foncière: 4525 EUR

Taxe habitation: EUR

NOTES