



Ref : 9789CCV

**Exceptional property set back from downtown, river view, 30 min. Agen**

Area villeneuvois



Habitable : 265 m<sup>2</sup>



Usable : 395 m<sup>2</sup>



Land : 1 693 m<sup>2</sup>

1 260 000 €

**Luxurious residence for sale Lot et Garonne.** Hidden, in the center of a small town of the Lot et Garonne, this beautifully restored mansion has all the advantages of the city with the calm and the charm of the countryside with its park and its heated swimming pool behind a large gate and a view on the river. The main house sits on 3 levels, plus cellar, and offers 4 bedrooms including two master suites, a large living room of 62 m<sup>2</sup> very bright with fireplace and a glass roof overlooking the river. An underground leads to a splendid vaulted cellar totally restored.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 3

Swimming pool : yes  
Garage place : 2  
Parking space : nc  
Outbuildings : yes



City gas



Well



Fiber

**Advantages :** Town center | Exceptional house

#### SERVICES



1st Shops : Nearby



All shops : Nearby



Health : Nearby



Kindergarten : Nearby

Elementary : Nearby

Middle School : Nearby

High school : Nearby



Nearby



30 mn



30 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 140,00 kWh/m<sup>2</sup>.an

Estimation des émissions 32,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## — DESCRIPTION

In the outbuilding, a summer kitchen with a terrace shaded by a wisteria, as well as a double garage and a shed for tools. Old small greenhouse.

In the shaded park with integrated watering, the heated swimming pool is secured by an electric shutter.

Maison de maitre

Level -1 :

Basement : 14.33m<sup>2</sup>.

Tunnel : 10.00m<sup>2</sup>

Laundry room: 17.18m<sup>2</sup>

Wine cellar: 26.10m<sup>2</sup>

Ground floor

Entrance hall: 16m

Kitchen: 16m<sup>2</sup>

Dining room: 13.90m<sup>2</sup>

Living room : 62.90m<sup>2</sup>

wc : 3.03m

Level 1 :

Landing : 16.21m<sup>2</sup>

WC: 1.35m<sup>2</sup>

Bedroom 1 : 20.70m<sup>2</sup>

Dressing room bedroom 1: 7.40m<sup>2</sup>

Bathroom + shower: 7.90m<sup>2</sup>

Bedroom 2: 21.31m<sup>2</sup>

Dressing room : 12.30m<sup>2</sup>

Bathroom + shower : 12m<sup>2</sup>

Level 2:

Landing : 7.10m<sup>2</sup>

WC: 1.73m<sup>2</sup>

Bedroom 3 : 10.52m<sup>2</sup>

Shower room: 2.16m<sup>2</sup>

Living room library: 33.42m

Terrace: 45m<sup>2</sup>

Separate building :

Summer kitchen: 14.62m<sup>2</sup>

Garage or reception room: 38m<sup>2</sup>

Shed for garden tools: 10.09m<sup>2</sup>.

Gas central heating

Double glazing.

Mains drainage.

Videophone with electric gate

Are you interested ?



Marie

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