



## Country house

AGEN (47)

**398 000 €\***

\* Agency fees to be paid by the seller



257 m<sup>2</sup>



10 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

The enhancement of the original elements supports the heritage aspect of the site: beautiful beams, terracotta, fireplaces, stone walls and half-timbering, flooring, stone staircase, old Gascon sinks, old cupboard doors... You can access to the main house of approx. 165 m<sup>2</sup>. through an entrance which opens onto the living room with its large fireplace and kitchen area, from which you access via a stone staircase polished over the centuries, to the library area and the living room where you find a second fireplace. 'origin. The 2 master suites, one with an office, each have their own entrance and their own bathroom and toilet. An additional bedroom of 35 m<sup>2</sup>, with bathroom, awaits renovation. In the basement, a 20 m<sup>2</sup> laundry room, a workshop, a cellar. Authenticity does not exclude the requirement for current amenities, central heating, new double-glazed joinery. The cottage is composed of an open living room of 33 m<sup>2</sup>, half-timbered wall, wood stove, with, upstairs 1 bedroom of 28 m<sup>2</sup> and with independent access a second bedroom of 29 m<sup>2</sup> with its bathroom , its private garden and a solarium. In an environment of absolute calm, out of sight, with no neighbors; the land of 5,830 m<sup>2</sup> is wooded, the unobstructed view of the hills and the shops, schools, doctors are only 5 km away. Agen and Lectoure 20 minutes away. You like the countryside and authenticity, come and discover this property which still has surprises in store for you!

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 834218

Property type ..... Country house

Year of construction ..... 1650

View ..... Vue dégagée, sur Forêt, sur Jardin

### SURFACES

Living space ..... 257 m²

Living room surface ..... 21 m²

Land surface ..... 5830 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 3

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 228

GES ..... 56

### APPENDIX

Parking ..... extérieur

Parking space ..... 10

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... vide



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