



Domain

VALENCE D'AGEN (82)

468 000 €*

* Agency fees to be paid by the seller



280 m²



10 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Sector: TARN ET GARONNE (82) - 30 minutes from AGEN (47) and 1 hour from TOULOUSE (31) In a rural, natural and idyllic setting for rejuvenation, come and discover this property 10 minutes from Valence d'Agen... This 8500m² estate will seduce you with its calm environment open to nature. It is composed of a farmhouse (main house) of 177m², including a living area with fireplace, 2 opposite parental suites - with dressing room and bathroom for each of them - including one with an adjoining office (possibility of additional bedding). A kitchen with a beautiful volume, equipped and furnished, completes this property as well as a storage space and a technical room. Adjoining this house, a 25m² "studette" with its bathroom and outdoor kitchen offers the possibility of welcoming friends or renting for the night (Jaccuzzi on site for additional service) but also of settling down in professional work place. This area also consists of 2 gîtes of approximately 40m² each, independent of the farmhouse. They each consist of a bedroom, a bathroom, a kitchen area and a living room. Guaranteed year-round rental. Possibility of holding events such as "small" weddings, country baptisms or well-being receptions/seminars (existing equipment on site) with capacity for 40 people. The estate is sold fully furnished! You can enjoy the swimming pool (new and heated) all year round! Outbuildings complete this set of goods. Technical points: - double glazing - water softener - photovoltaic panels (with contract) - renovation 2017: roof, compliant individual sanitation (micro station), new swimming pool heat pump (2023), interior and exterior insulation redone. - heating: GAS tank for the main house and fireplace / reversible air conditioning for the cottages PROPERTY TAX: €1,667 A place of silence and rejuvenation, steeped in history, an unforgettable bath in the great outdoors. Inspired by the travels of the current owner, the warm decor characterizes this beautiful property! What if this property became yours?

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.

** 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 846302

Property type Domain

Year of construction 1900

V Vue dégagée, Panoramique, sur Jardin, sur Piscine

Furnished Yes

SURFACES

Living space 280 m²

Land surface 8148 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 5

Toilets count 5

Washrooms 5

Terrace 1

DPE/GES

DPE 118

GES 27

APPENDIX

Parking extérieur

Parking space 80

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater gaz

Kitchen aménagée

Swimming-pool Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle