



Ref: A40358|LA47 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

#### Lovely country home with a gite















### INFORMATION

Town: Agen

Department: Lot-et-Garonne

Bed: 4

Bath: 2

Floor: I 40 m2

Plot Size: I 2020 m2

# IN BRIEF

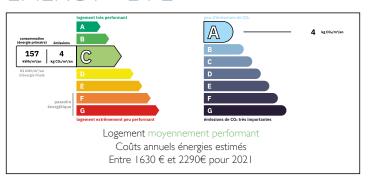
Nestled on a hilltop, surrounded by nature, the whisper of summer breezes and birdsong, this charming family home awaits you.

Despite its peaceful setting, it remains close to all amenities, including a hospital and a clinic.

The property also offers fully furnished self-catering accommodation, ideal for family and friends or as a source of income to help maintain the estate.

Read on and don't miss this opportunity to discover what could be the home of your dreams.

## **ENERGY - DPE**



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.





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### LOCAL TAXES

Taxe foncière: 1228 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

Not far from the main town of Agen, with all its amenities, and only 5 minutes from Castelculier, where you'll also find everything you need, lies this charming turnkey home with its own gîte.

This bright and airy house, set in the rolling green hills of the countryside, has been fully renovated and is ready to move into.

It comprises a beautiful entrance hall, a spacious living room, and a fully equipped kitchen opening onto a covered terrace and heated swimming pool. There are three bedrooms on the ground floor and one upstairs, a study with a shower, a main bathroom with WC, and a separate toilet.

The house is fully equipped with heating, air conditioning, a water softener, and many other modern comforts.

It also features a large terrace, a heated swimming pool, a spacious garage, and a basement ideal for wine storage.

No work required.

The property also includes a fully furnished two-bedroom gîte with terrace and carport, perfect for welcoming family and friends, or generating rental income.

The grounds are fully enclosed and include woodland, a meadow, and a small terrace where you can enjoy peaceful summer evenings.

Come and experience the beauty of the countryside while remaining close to all amenities.

Bordeaux just over an hour away.

Toulouse I hour.

Motorway 10 minutes.

TGV to Paris in 3 hours.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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