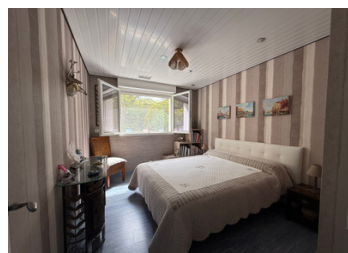
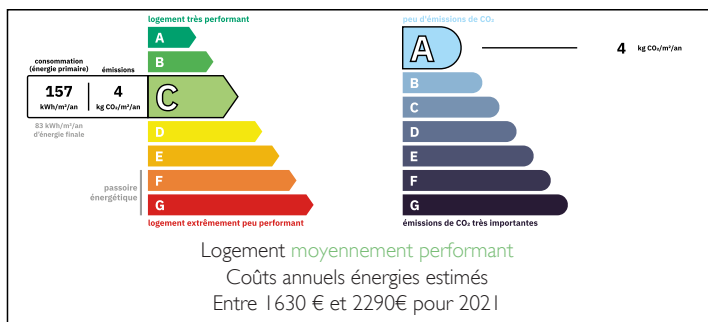


Lovely country home with a gite

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	12020 m2

IN BRIEF

Nestled on a hilltop, surrounded by nature, the whisper of summer breezes and birdsong, this charming family home awaits you, yet is close to all amenities, including a hospital and clinic. Offers fully furnished self-catering accommodation for family and friends or a source of income to help maintain the property.

Read on and don't miss this opportunity to find perhaps the home of your dreams.

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.



DESCRIPTION

Not far from the main town of Agen with all its amenities and only 5 minutes from the town of Castelculier where you will also find all amenities, you will find this charming turnkey house and gîte.

A light and airy house set in the rolling hills of the green countryside, fully renovated and ready to move into, comprising: a beautiful entrance hall, a spacious living room and fully equipped kitchen opening onto a covered terrace and heated swimming pool, 3 bedrooms on the ground floor and one upstairs, a study with a bath, a main bathroom with WC and a separate WC.

This charming house is fully equipped with heating and air conditioning, water softener and much more. It has a large terrace and heated swimming pool, a large garage and a basement where you can easily store your wine.

No works required.

This property also offers a 2-bedroom gîte, terrace and carport. This gîte is fully furnished.

The property is fully fenced, offering a wood, a meadow and another little terrace to enjoy your summer evenings.

Come and enjoy the beauty of the countryside while being close to everything you need.

Bordeaux just over an hour away.

Toulouse 1 hour

10 minutes from the motorway

TGV (high-speed train) to Paris in 3 hours.

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

LOCAL TAXES

Taxe foncière: 1228 EUR

Taxe habitation: EUR

NOTES