

10 min from Agen and 1 h from Toulouse, large family home with views and a large garden with swimming pool



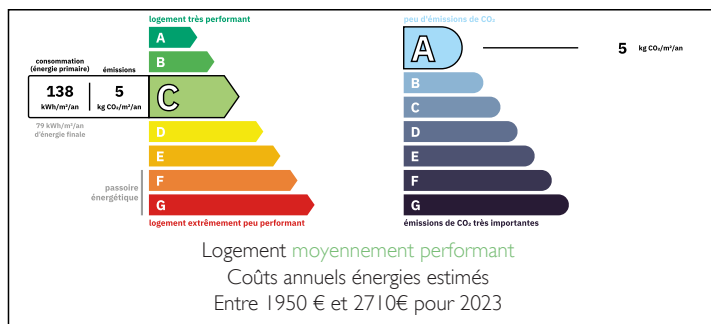
## INFORMATION

Town:	Agen
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	248 m <sup>2</sup>
Plot Size:	7600 m <sup>2</sup>

## IN BRIEF

In a green setting, just minutes from the amenities of a sought-after town on the outskirts of Agen, this rare property offers a truly timeless retreat. The absolute tranquillity, unobstructed views of the hillsides and access via a private road create a secluded and soothing atmosphere. Nestled in the heart of a landscaped park with a variety of trees, the house reveals warm spaces and a harmonious layout. The ground floor comprises an entrance hall, a bright living room with a fireplace, a cosy dining room, a recently fitted kitchen with high-quality fixtures and fittings, a study, four bedrooms, a bathroom, a shower room and a WC. Upstairs, there is an intimate lounge, a bedroom, a washbasin, a WC and an insulated attic. The basement has a double garage and cellars. Outside, there is a 12 x 6...

## 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.



## DESCRIPTION

This high-quality property is divided into:

On the ground floor

- A 15m<sup>2</sup> entrance hall
- An 11m<sup>2</sup> study
- A 30m<sup>2</sup> living room with a built-in fireplace
- A 17m<sup>2</sup> dining room
- A 23m<sup>2</sup> kitchen
- A 1.5m<sup>2</sup> toilet with washbasin
- A 16m<sup>2</sup> bedroom
- An 11.95m<sup>2</sup> bedroom with cupboards
- A 14.72m<sup>2</sup> bedroom with cupboards
- An 11.87m<sup>2</sup> bedroom with cupboards
- A separate 1.85m<sup>2</sup> shower room
- A 7.8m<sup>2</sup> bathroom with bath, double washbasins and bidet.

First floor:

- A small 12m<sup>2</sup> lounge
- An 11.9m<sup>2</sup> bedroom
- A 2.58m<sup>2</sup> utility room
- A 1.35m<sup>2</sup> toilet
- Attic space

In the basement:

- A 52m<sup>2</sup> tiled double garage
- Two cellars.

A large 54m<sup>2</sup> tiled outbuilding with fitted kitchen and electric gate.

A 7.95m<sup>2</sup> garden shed

Heating is provided by latest-generation electric radiators and reversible air conditioning in the main rooms.

Hot water is provided by a thermodynamic water heater.

Wooden double glazing from the 1980s

Water is supplied by a borehole but mains water is also available in the house

Chlorine swimming pool

Sewage via mains drainage.

-----

## LOCAL TAXES

Taxe foncière: 4525 EUR

Taxe habitation: EUR

## NOTES