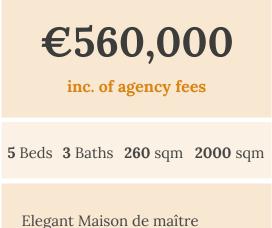


# Maison de Maître in walking distance to amenities

#### Valence d'Agen, Tarn-et-Garonne, Occitanie





featuring period details, spacious reception rooms, 5 bedrooms, 3 bathrooms, a pool, private parklands, and outbuildings, nestled in a peaceful garden near shops and the Canal du Midi.

## At a Glance

<b>Reference</b> MFH-RLP72487	Near to Moissac	<b>Price</b> €560,000
<b>Bed</b> 5	Bath 3	Hab.Space 260 sqm
<b>Land</b> 2000 sqm	Pool Yes	Land Tax N/A

#### **Property Description**

Take a look at this elegant Maison de maître from 1863, situated in the heart of Valence d'Agen. Despite being close to shops, it offers a peaceful garden. The house features period details and spacious reception rooms, 5 bedrooms, 3 bathrooms, a swimming pool, and private parklands.

Additionally, it includes a cellar and two outbuildings with a utility room, office, and garden storage. With private parking for four cars, this property offers more than just a residence – it's an opportunity to live an elegant and refined life in the historic and charming Valence d'Agen, near the Canal du Midi.

## The Accommodation

## The ground floor

- Entrance hallway (30m2), original stairs stained-glass
- window
- Living room (36m2) original parquet flooring, windows on
- two sides, white stone fireplace (not working)
- Dining room (21m2)
- Kitchen (15m2), access to cellar
- Separate WC

## The first floor

• Landing (19m2) – original parquet flooring

- Master Bedroom (23m2) original parquet flooring ensuite
- bathroom and dressing and access to WC
- Bathroom (8,6m2) wash basin, Shower, dressing
- Separate WC
- Bedroom 2 (19m2)
- Bathroom (5,8m2) wash basin, Shower in Bath access from
- bedroom 2 and 3. (jack and jill)
- Bedroom 3 (13m2)

## The Second floor

- Bedroom 4 (23m2) dressing part (7,6m2)
- Living/ 5th bedroom (26m2) 15m2 standing height -
- bedroom 4 only accessible via this room pass through
- bedroom
- Bathroom (10m2) shower, WC, washbasin, access to
- storage
- Attic space

## **Additional Information**

- Heated with gas boiler renewed in 2024
- Roof and insulation renewed in 2016
- Swimming Pool 5,5 x 3,2 m, hard shell
- Gated and security system installed
- Private parking for four cars
- Second outbuilding for garden storage and local
- technique swimming pool (20m2)
- Ceiling heights 3,55m
- Vaulted red brick Cellar (+/- 18m2)

- Garden with integrated watering system and well
- Village main sewage system
- Cityscape protection restrictions
- Office (15m2) / Storage (6,5m2)

## The Area and Access

- Location: Set on the in a residential area just of the center of the Valence d'Agen.
- Access: Toulouse international airport at 55 min., 30 min to TGV-train station in AGEN.

Don't miss out on this exceptional opportunity!

#### **Environment & Surroundings**

Near to Shops? Near to Schools? Near to a Golf Course?



 $\checkmark$ 

#### And Before You Ask

Heating System:Central<br/>heating (gas)Condition of Roof:RecentDrainage:Connectedto mains<br/>town system

#### **Summary**

Property type:	Mansion
Bedrooms:	5
Bathrooms	3
Price	€560,000

#### **Key Information**

Internal Area:	260 sqm
Land Area:	2000 sqm
Property Features:	
Dright and	

- Bright and
  Elegant high
  ceilings
- Walking distance to amenities
- Swimming pool and outbuildings
- Well-designed garden
- Private parking for four cars
  - Has a Wine Cellar Yes Has a Garden Yes Has a Terrace? Yes

  - Swimming Pool? Yes

**Location: Occitanie** 



## Gallery































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C. BAUER - Sunday Times

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#### S. and L. BROWN



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