

## Stunning stone house with large outbuildings and swimming pool,

82400, Valence, Tarn-Et-Garonne, Occitanie

\* Available \* 4 Beds \* 1 Bath

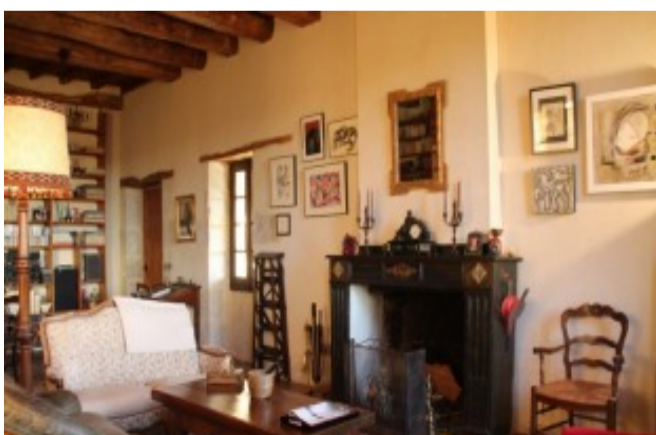
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# €583,000

Ref: BVI26551

## Property Description

Superb stone built property steeped in history and full of original features throughout, located in the heart of a medieval village, close to Valence-d'Agen, Tarn et Garonne. This formal property was once the home of the bishops of Lectoure (in the Gers) and was rebuilt after the French revolution using the stone from an old ch teau (the house is actually built on the foundations of the ch teau). Beautiful formal entrance hall (14 m x 2.6m) which leads to an office, ground floor bedroom with en-suite shower room and toilet, kitchen/ dining room, large living room with open fireplace and door to covered terrace and garden with the 10x5 m swimming pool. The first floor has the same layout as the ground floor with 4 beautiful bedrooms (all approx 25 m ), a family bathroom and a family shower room are also on this floor. Large convertible attic space. Internal courtyard (approx 70 m ) with stone staircase which leads to a wine cellar and the boiler room (oil fired central heating). Attached to the house is a small guest cottage which could be used as a g te (would need a little updating and central heating (boiler is powerful enough to cater for this part of the property)). Gorgeous walled garden with a 10x5 m swimming pool offering wonderful views over the rolling hills of the Gers. Separate from the house are 2 large stone outbuildings in good general order offering 140 m  each (over 2 levels so 140 x 2). Carport of 75 m . A truly stunning property full of charm and original features, in a quaint village just a 10 minute drive to shops and restaurants. Price including agency fees : 583.000   Price excluding agency fees : 550.000   Buyer commission included: 6%



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