



## Magnificent renovated 16th century Manor House. Amazing location,

47340, Laroque-Timbaut, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 1 Bath

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# €650,000

Ref: BVI61736

## Property Description

Renovated 5 bedroom Manor house and one bedroom guest accommodation within 2km of a market village in a tranquil setting with views over the Lot et Garonne countryside. Property is full of character features, charming entrance hall leads to a spacious living room with exposed stone walls, beams and terracotta floors. Kitchen-dining room with a beautiful large stone fire place. Stone staircase in a Pigeonnier leads to a 3 spacious bedrooms and family bathroom on the 1st floor. Attic contains further bedroom, games room and a bathroom. Guest house- open plan kitchen-dining-living room with fire place, one bedroom, mezzanine and shower room- all on the ground floor. Outside there is a terrace and gorgeous garden with mature trees, a beautiful park, woods, meadow and vegetable garden. Large stone barn as well as covered parking and well. Private but not isolated. 20min from center of Agen and TGV station. 1hr to Bergerac airport.

Price including agency fees : 650.000 €

Price excluding agency fees : 613.208 €

Buyer commission included: 6 %



Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

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