COLDWELL BANKER
EUROPA REALTY

House Agen 700 m²



SALE PRICE : 1 590 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present for sale this exceptional 19th-century mansion, situated in a park of over 2,000 m², right in the heart of downtown Agen. It is just 5 minutes from the TGV station connecting to Paris, 1 hour from Toulouse International Airport, and 1.5 hours from Bordeaux International Airport.

This superb 19th-century stone building, once home to a Michelin-starred restaurant, is an exceptional residence where luxury, elegance, and comfort converge.

The main house features a majestic entrance, three reception rooms adorned with historic details, a chef's kitchen, all opening up to the exterior. Hardwood floors, fireplaces, large windows, wood paneling, cement tiles, high ceilings... the charm of the Belle Époque is palpable.
A beautiful stone staircase leads to the first floor with five spacious bedrooms and four bathrooms, including a large master suite. On the second floor, there is a bedroom with its bathroom, an office space, and a large attic of 175 m² that can be converted as desired.
In the basement, a surprise: traces of the old city walls on which the house was built, as well as magnificent cellars.

Parking available for up to 20 cars.
An independent 2-bedroom apartment (suitable for a caretaker) with a separate entrance completes this property.
(+ option to purchase an additional rented 2-bedroom apartment separately).

A true exceptional residence combining authenticity and elegance, perfect for a prestigious residence or business (restaurant, guesthouse). Contact me to arrange a private viewing and be charmed by this rare gem!

DPE C (163), GES C (28)
Seller's fees included.

Retrouvez tous nos biens sur le site IMMOBA.fr

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FEATURES

Property type:	House	Area:	700.0 m²	Number of rooms:	12 rooms
Number of bedrooms:	6 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 169

Greenhouse gas emissions (GHG) index: C 27

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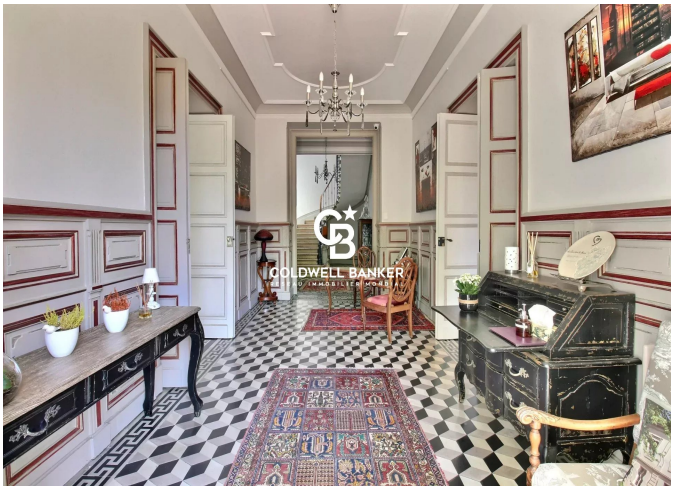
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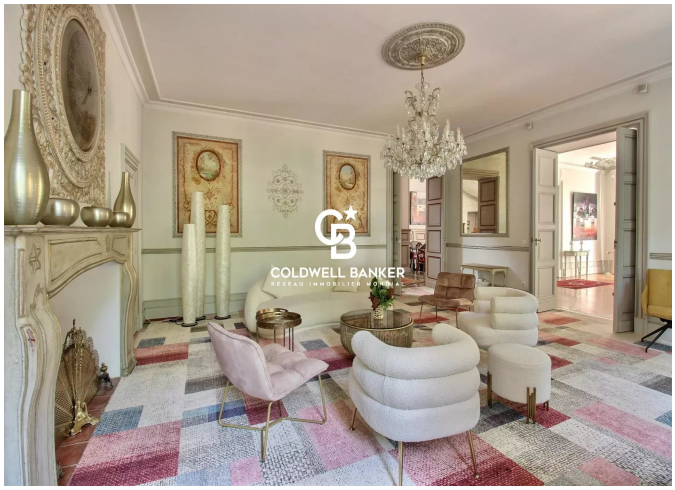












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