



Château  
AGEN (47000)  
Ref : 02688

  
355 m<sup>2</sup>

  
9 rooms

  
5 bedrooms

North-west of Agen castle XIX Å © me, this elegant residence reveals an ideal framework because its location and its volume make it a very rare. Au the heart of a village aves all amenities, 355 m2 on 2 levels with 5 bedrooms, 3 bathrooms, 2 of which are private. All in a beautiful landscaped park of 5000 m2, with pool of 185 m2, pool house, tennis. Basement, attic amenable. In perfect condition, quality renovation at 1h15 from the airports of Bordeaux and Toulouse.

#### Energy performance rating

#### Energy performance

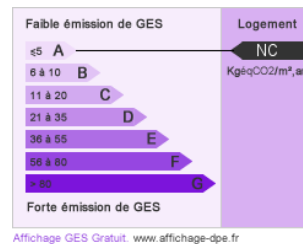
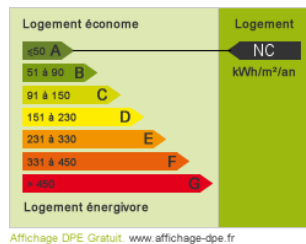
kWhEP/m<sup>2</sup>/yr

Primary energy consumption for heating, cooling and hotwater production.

#### Greenhouse gas emission

kgeqCO<sub>2</sub>/m<sup>2</sup>/yr

Greenhouse gas emission for heating, cooling and hotwater production..



**1 560 000 € Agency fees payable by the buyer\***

\* Fees: 4.00 % Including VAT and buyer fees

€ 1 500 000 without fees