

Fabulous town house with potential to rent out commercial areas and extend. Courtyard and garden.



## INFORMATION

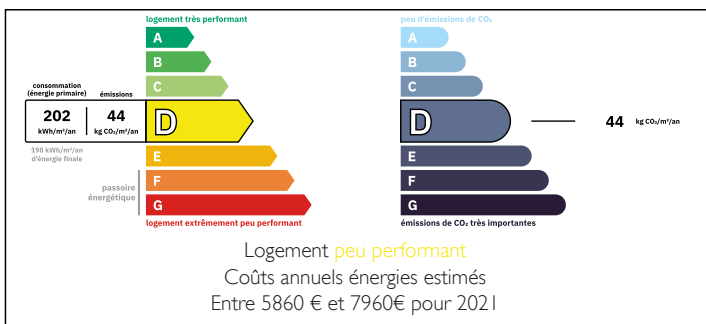
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	450 m2
Plot Size:	570 m2

## IN BRIEF

Elegant mansion with commercial potential. Currently set up with 2 consulting rooms on the ground floor and 2 apartments on the 1st floor. Huge loft space – enough for 3 apartments! Located on a quiet side street, yet short walking distance to the town centre.



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located in a 16th Century historic district of the town, this mansion has huge development potential: for an impressive family home, or a mixture of consulting rooms and apartments.

Through an impressive double front door, a grand hallway runs through the centre of the house. Going anticlockwise, on the right, is a large room with a reception desk and a WC. This leads through to a smaller room and then to another large room to the rear. This rear room has doors opening onto the garden and also to the kitchen /office. Through the office we return to the hallway. On the right is a small store room leading to an external courtyard, 3 storerooms and through one of these storerooms to the garden. The corridor straight ahead leads to the garage and workshop, and there is a door on the left to another large consulting room, which can also be accessed from the hallway.

Part way along the corridor is a magnificent stone circular staircase leading to an open landing on the first floor. Here there are 6 rooms in total, plus 2 bathrooms and a kitchen. On the second floor there is a small landing and an enormous attic area with sufficient headspace to create additional accommodation or separate loft apartments.

The property benefits from:

- Garage providing 2 parking places
- Workshop
- Garden with street access Quiet location yet just a short walk to the town centre
- Free parking nearby
- 450m2 habitable space
- Potential to enlarge by another 250m2
- Individual heating by town...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES