

Spacious 4 bedroom home with swimming pool and garage, only 5 mins from Cazals



## INFORMATION

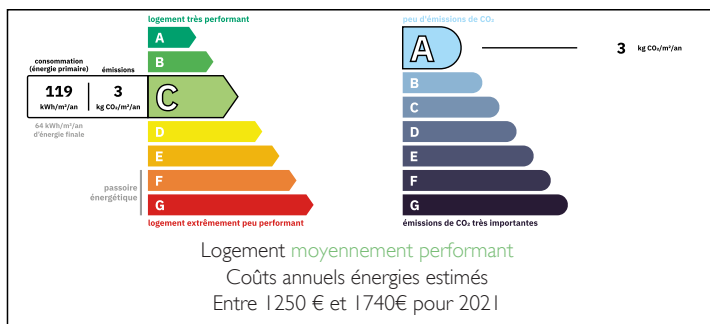
Town:	Marminiac
Department:	Lot
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	6578 m2



## IN BRIEF

This contemporary family home, built in 2011, offers versatile living arrangements with the potential for two independent levels. Each level features a kitchen, living area, two bedrooms, and a bathroom, connected by an internal staircase, making it an ideal family residence. The property boasts a spacious garage, a swimming pool, and a well-maintained garden spanning 6600 m<sup>2</sup>. It also benefits from double glazing, underfloor central heating with a heat pump, and excellent insulation.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

**Taxe foncière:** 1038 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Kitchen/living area (63 m<sup>2</sup>) fully fitted kitchen, fireplace with wood burner, sliding doors to terrace (24 m<sup>2</sup>)

Pantry (6.25 m<sup>2</sup>) with exterior door

Hallway (5 m<sup>2</sup>)

WC (2.3 m<sup>2</sup>) with wash basin

Bedroom 1 (11 m<sup>2</sup>) with wash basin

Bedroom 2 (13.15 m<sup>2</sup>)

Bathroom (6.8 m<sup>2</sup>) with twin basin, shower

WC (1.1 m<sup>2</sup>)

### GARDEN LEVEL:

Living/dining area (12.5 m<sup>2</sup>) with exterior door

Kitchenette (3.85 m<sup>2</sup>)

WC (1 m<sup>2</sup>)

Bathroom (3.8 m<sup>2</sup>) with wash basin and shower

Bedroom 3 (12.45 m<sup>2</sup>)

Bedroom 4 (13.5 m<sup>2</sup>)

### EXTRA:

Swimming pool 9 m x 4 m, chlorine, with Roman steps, covered terrace

Spacious garden (6578 m<sup>2</sup>)

Property connected to fibre

Double glazing, central heating, well insulated, septic tank conforming to the current regulations

Marminiac: 2 km

Cazals: 6 km

Prayssac: 20 km

Gourdon : 22 km

Cahors: 38 km

Bergerac airport : 65 km

Brive airport: 70 km

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>