

Large 4 bedroom detached house with river views and private garden. Pool. Fully renovated. Close to village.



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	235 m2
Plot Size:	1745 m2

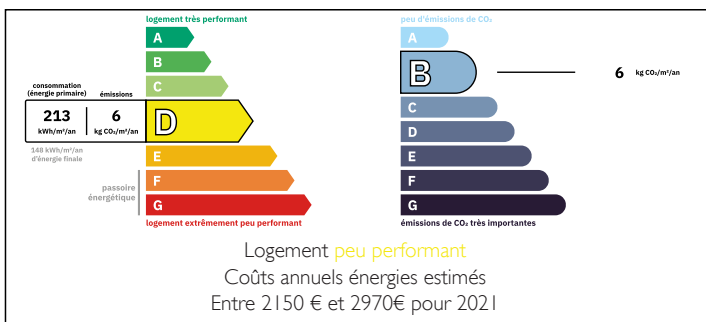


IN BRIEF

This house would make an ideal holiday home: with 4 double bedrooms and lots of socialising space, bright and airy, situated on the edge of a busy village with shops, recreational activities and services. The canal for walking, cycling and boating is just a few steps away. Marmande 14km Bordeaux airport 97km

For online viewing, please contact listing agent

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: 1578 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

If you are interested in this property, please contact the listing agent for a virtual viewing online, which will include the location, videos of the property and surroundings and answers to any questions you may have.

This house is extremely versatile: it would make a perfect lock and leave holiday home with 4 double bedrooms, each pair at opposite ends of the house with a shared bathroom, and 2 fabulous socialising spaces on each floor. Alternatively, it would be suitable for a permanent family home, with lots of space, outdoor dining area and a manageable garden.

Entering into a huge ground floor living room from the riverside façade, there is a shower room to the right, and a door to the garage and utility room. To the left is a snug and the kitchen beyond.

In the corner of the living room is an oak staircase which opens onto a second large living room. The bedroom corridor to the left has 2 double bedrooms with a shared bathroom, as does the corridor to the right

Leaving the kitchen through the side door, there is a large decked sun terrace which butts up to the swimming pool and has a covered veranda for al fresco eating. The terrace leads to a path that passes around the front of the house. At a lower level, is a garden laid to lawn, with an enclosed orchard with cherry, walnut, elderberry and fig trees to the right.

The house has been fully...