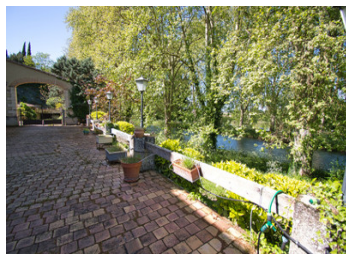


Large, stone country house with rental income, garage and garden. Bordering canal



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	8
Bath:	4
Floor:	643 m2
Plot Size:	1265 m2

IN BRIEF

Ground floor: main part inhabited by the owners, warm atmosphere with functional fireplace, double-glazed window frames, efficient heating by pellet boiler (7-tonne silo) and cast-iron radiators.

Upstairs: A 220 M2 flat (rented out)

A 30 m² studio apartment (rented out furnished)

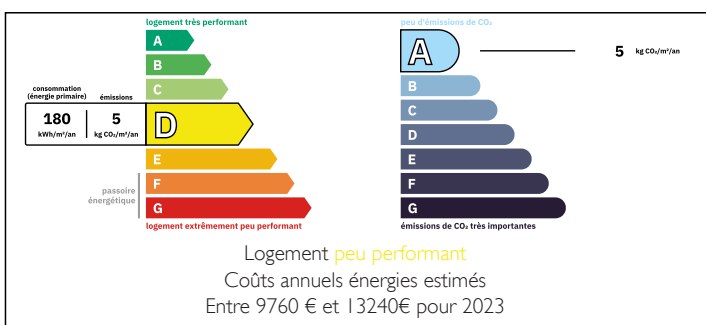
A 50 m² flat (also rented out year-round)

Each dwelling is equipped with independent meters and a compliant individual sanitation system (micro-station).

Stable, profitable rental income.

Annex/garage of 244 m², with roof terrace and independent access, to renovate as you wish (workshop, gîte, loft, etc.).

ENERGY - DPE



Double glazing, roller shutters, two functional

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: 1921 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property has an interesting history: having been built before the canal was constructed and subsequently run as an auberge, offering accommodation and food for the people working the barges. It is a traditional stone house, bordering the canal, with a large garage and 2 independent studio apartments. The property has a regular income from long term tenancies.

Plot size: 0.59 acre

Accommodation details:

Ground floor of main house

- Bar/kitchen [50m²]
- Breakfast room [15m²]
- Living room [40m²]
- Dining room [41m²]
- 3 bedrooms [43m², 25m², 24m²]
- 2 bathrooms [8.5m² and 5.5m²]
- Hallway [17m²]

1st floor of main house

- Hallway [9m²]
- Kitchen/diner [51m²]
- Utility [6m²]
- Hall [12m²,
- Living room [39m²]
- 5 bedrooms [12m², 12.5m², 13m², 13m²]
- Office/study [9m²]
- 2 hallways [10m², 27m²]
- 2 bathrooms [6m², 4m²] and 2 WC

Studio apartment with 1 bedroom, kitchen / living room / shower room and WC

Apartment with 2 bedrooms, kitchen and WC

Outside

- A large, paved terrace overlooking the canal
- Garden with trees and shrubs
- A raised terrace overlooking the garden
- A garage with parking for several cars and enclosed area

There are currently 4 separate living areas, 3 of which are rented out, with the owners living on the ground floor of the main house.

The location overlooks the canal laterale de la Garonne, and due to the size and configuration has