

## Superbly renovated family farmhouse (450m2) near the centre of Marmande.



## INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	4
Floor:	45l m2
Plot Size:	4464 m2

## IN BRIEF

This fully restored and tastefully renovated farmhouse is in excellent condition throughout and nestles in over an acre of fully fenced landscaped garden in a quiet residential suburb of the medieval market town of Marmande.

It has a hugely impressive open plan living area on the ground floor with a well fitted kitchen and three good-sized bedrooms and bathrooms.

There is a fully equipped kitchen with an open fireplace and pizza oven, a laundry room and also a spa room with swim-tide jacuzzi.

On the first floor there is an open plan area with office space and a children's play area. This area could easily be adapted to create more bedrooms.

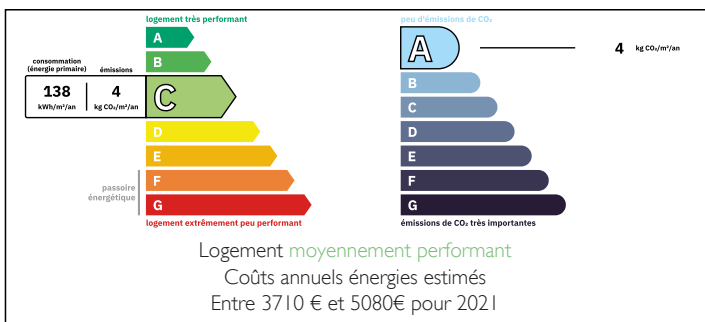
Outside there is a fully enclosed garden with a children's play area, a well, outbuildings and a

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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.



## ENERGY - DPE





## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1526 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES

## DESCRIPTION

The property was completely renovated in 2019.

There are main entrances on both the south and west sides of this property. The entrance on the south side takes you into the well-appointed kitchen with a central island, chimney and pizza oven. Doors from the kitchen go through to a large laundry room. This room has direct access to the car port at the back.

The spacious open plan living space (100 m<sup>2</sup>) is impressive and well designed for family life. There is a high vaulted ceiling with exposed beams.

The ground floor comprises:

Entrance hall with WC (3m<sup>2</sup>) and utility room (5m<sup>2</sup>)

Living room (100m<sup>2</sup>)

Kitchen (30m<sup>2</sup>)

Bedroom 1 (17.5m<sup>2</sup>) with en suite bathroom (7m<sup>2</sup>) and separate dressing area

Bedroom 2 (16m<sup>2</sup>) with en suite bathroom (5m<sup>2</sup>) and separate dressing area

Bedroom 3 (20m<sup>2</sup>) with separate dressing area

Family bathroom (7m<sup>2</sup>)

Laundry room (19m<sup>2</sup>)

Spa room (35m<sup>2</sup>) with swim-tide jacuzzi and shower area

From the kitchen there is access to an outside covered terrace (15 m<sup>2</sup>).

A wooden staircase leads to a galleried mezzanine level which has been constructed on three sides of the property and overlooks the central living space. Currently these areas are used as an office, snug, games room and play area but this level could be reconfigured as required. The largest area has high ceilings and Velux windows.

At the back of the property there is a covered carport with space for at least three large vehicles.