

## Spacious 300 m Family Home, 5 beds with Pool – Near Marmande Town Centre

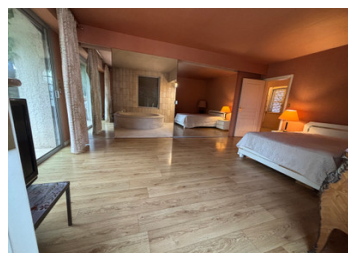


## INFORMATION

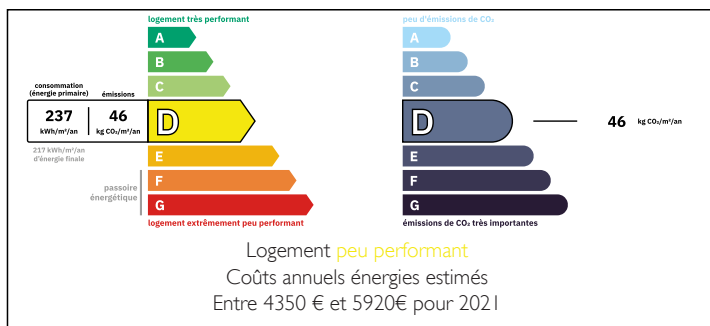
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	300 m <sup>2</sup>
Plot Size:	863 m <sup>2</sup>

## IN BRIEF

Just a few minutes' walk from the heart of Marmande, discover this generous family home of around 300 m<sup>2</sup> of living space, ideal for those seeking comfort and space.



## 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: 3200 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The ground floor offers:

an entrance hall, a large living room of nearly 100 m<sup>2</sup> with fireplace and direct access to the terrace and pool, a separate kitchen, a 22 m<sup>2</sup> master suite with bathroom and walk-in closet, a small independent room located across the hallway – perfect as a nursery or additional dressing room. An additional space offers the flexibility to be used as a home office, ideal for remote work, or as a fifth bedroom, depending on your needs. There is also a utility room and a separate WC.

On the first floor, a large, bright landing leads to a solarium, three comfortable bedrooms, a bathroom with WC, and ample storage space.

The 160 m<sup>2</sup> basement garage completes the property, ideal for parking several vehicles, creating a workshop, or enjoying extensive storage.

Outside, the landscaped 800 m<sup>2</sup> garden features a swimming pool and three different terraces.

Some updating is required, but this property stands out for its generous volumes, ground-floor master suite, office, four additional bedrooms, abundant storage, and large garage.

Contact us today to arrange a viewing and discover the full potential of this beautiful home close to Marmande town centre.

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