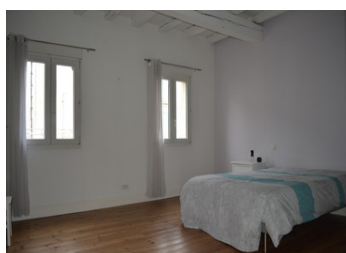


In the heart of Marmande, a characterful house that has been tastefully renovated throughout. Rear terrace.



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	35 m2



IN BRIEF

45 minutes from Bordeaux – Charming townhouse in Marmande

Located in the town centre, this spacious house requires no renovation and combines old-world charm with modern comfort. You will be charmed by its large, bright rooms, exposed beams and original parquet flooring.

It comprises a dining room, a pantry and a fitted kitchen opening onto a pleasant private terrace.

Upstairs: a landing, a cosy lounge, a bedroom with cupboards and a shower room with WC.

On the second floor: a landing, two bedrooms with cupboards and a bathroom with WC.

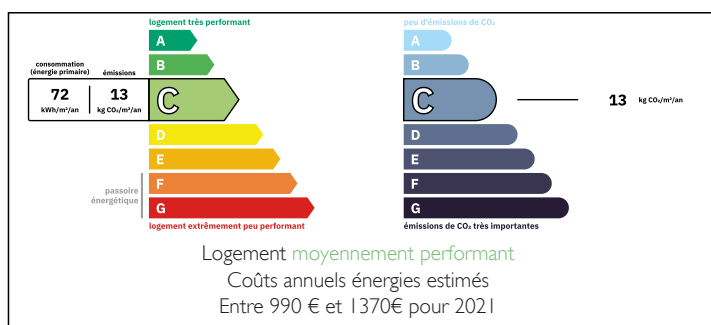
Its ideal location allows you to enjoy all amenities on foot, including the covered market and weekly markets (Wednesday and Saturday). Easy parking nearby.

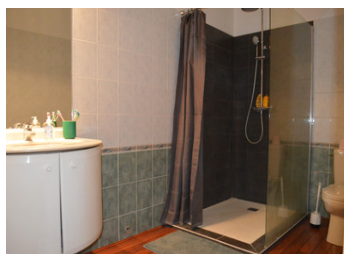
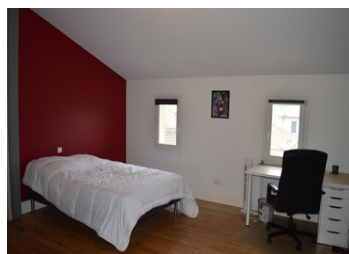
A rare property, perfect for a first purchase or a

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.

ENERGY - DPE





DESCRIPTION

This property is divided as follows:

- Ground floor:
- 35 m² living/dining room
- 23 m² fully equipped kitchen opening onto a terrace measuring over 30 m²
- 4.50 m² utility room with washing machine connection and boiler.

First floor:

- 10 m² landing
- 23 m² cosy lounge
- 23 m² bedroom with cupboards
- 6.7 m² shower room with WC

Second floor:

- 10 m² landing
- 7.11 m² bathroom with WC
- A bedroom with cupboard, 23m²
- A bedroom with cupboard, 22m²

LOCAL TAXES

Taxe foncière: 1941 EUR

Taxe habitation: EUR

No work required.

Underfloor heating via town gas boiler for the ground floor and radiators for the upper floors

Mains drainage

PVC double glazing throughout. Electric roller shutters on the ground floor and manual shutters in the bedrooms

Property tax: €1,941

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

NOTES