

One hour from Bordeaux, in the residential neighbourhood of Marmande, contemporary house with swimming-pool



## INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	990 m <sup>2</sup>

## IN BRIEF

New Contemporary Villa (2024) – Marmande

One hour from Bordeaux, located in a quiet residential area a stone's throw from the town centre and shops, discover this 2024 house with high-end features.

Living space: The entrance hall with cupboards leads to a large, bright living room of over 59 m<sup>2</sup>. It includes a modern open-plan Schmidt kitchen, ideal for entertaining.

Sleeping area:

A master bedroom with dressing room and en-suite shower room.

Two spacious bedrooms with built-in wardrobes.

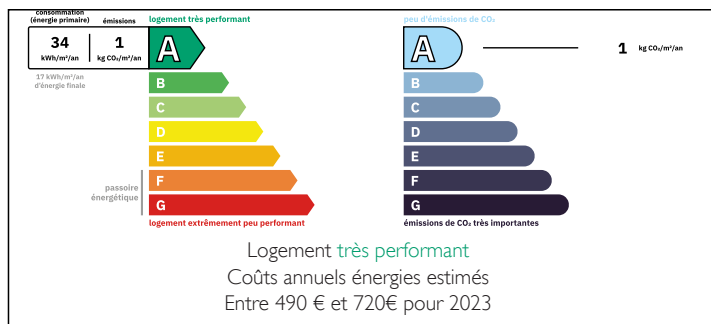
An elegant bathroom and a separate toilet.

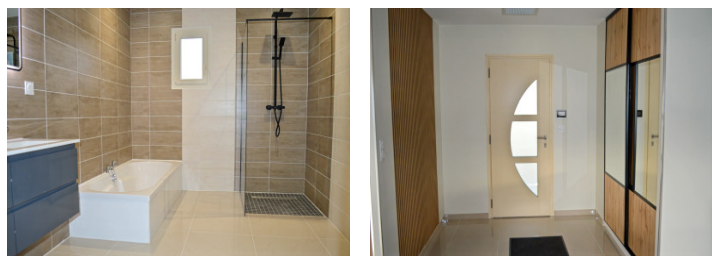
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

you without any work required.

## ENERGY - DPE





## DESCRIPTION

This villa with 133 m<sup>2</sup> of living space is divided into:

- An entrance hall with cupboards (5.86 m<sup>2</sup>)
- A living area (open-plan Schmidt kitchen, dining room and lounge) opening onto the terrace and 59.33 m<sup>2</sup> pool area
- A bedroom with dressing room (10.93 m<sup>2</sup>)
- A bedroom with dressing room (12.64 m<sup>2</sup>)
- A master suite (bedroom, shower room and dressing room) opening onto the 22.41 m<sup>2</sup> pool area
- A 9.64 m<sup>2</sup> bathroom comprising: bathtub, walk-in shower and double washbasin
- A toilet
- A fully tiled 27.98 m<sup>2</sup> garage with automatic doors

The heating system is a reversible ducted heat pump  
Hot water is provided by a thermodynamic water heater

The chlorine swimming pool is 3.5 m wide and 6.5 m long

All windows and doors are double-glazed with electric roller shutters.

The property is connected to mains drainage

The property gate is automated

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES