

**RARE. Bourgeois house of over 200m in the heart of Marmande with garden, swimming pool, barn and garage.**



## INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	700 m2

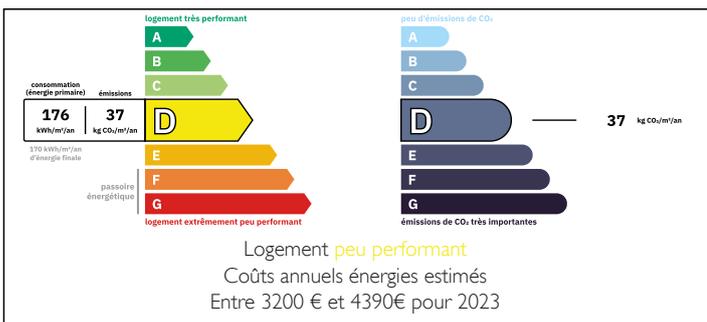


## IN BRIEF

One hour from Bordeaux and its airport, a few minutes' walk from Marmande train station, reveals an exceptional bourgeois house dating from 1850, a truly prestigious residence in the heart of the city centre. This rare and elegant property opens onto a perfectly preserved landscaped garden, enhanced by a large swimming pool and pool house, as well as a private enclosed garage and a barn.

The entrance hall, decorated with period cement tiles, leads to an intimate lounge, a high-end kitchen with dining area, and a generous double living room bathed in light and extended by a private terrace. Upstairs, a landing decorated with a turret leads to four bedrooms, two bathrooms, one shower-room and one toilet. The upper level offers a large convertible attic, while a cellar adds to the property's amenities.

## ENERGY - DPE



A unique property combining historic charm and...

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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.



## DESCRIPTION

This large bourgeois house is divided as follows:

Ground floor:

- A 16m<sup>2</sup> entrance hall with cement tiles on the floor
- A 21m<sup>2</sup> living room
- A 45m<sup>2</sup> double living room with original parquet flooring
- A 17m<sup>2</sup> kitchen-diner with direct access to the garden via the terrace
- A 5.60m<sup>2</sup> utility room
- A WC

On the mezzanine floor:

- A 1.80m<sup>2</sup> turret

On the first floor:

- An 11m<sup>2</sup> landing
- A 14.50m<sup>2</sup> bedroom with its own shower room
- A 19.92m<sup>2</sup> bedroom with its own bathroom and toilet
- A 23m<sup>2</sup> bedroom
- A 22m<sup>2</sup> bedroom
- A 7.70m<sup>2</sup> bathroom
- A toilet

On the second floor:

An attic of over 52m<sup>2</sup>

Basement:

- A 36m<sup>2</sup> cellar with a boiler room.

The garden is approximately 600m<sup>2</sup> with a 4.50m x 9m saltwater swimming pool protected by a semi-rigid roller shutter and a pool house of over 21m<sup>2</sup> with a 19m<sup>2</sup> pool room

The 36m<sup>2</sup> garage opens onto an adjacent street via an automated gate and is followed by a 36m<sup>2</sup> barn

## LOCAL TAXES

Taxe foncière: **4636 EUR**

Taxe habitation: **EUR**

## NOTES