

1 hour from Bordeaux, large family home built of stone with double garage and large enclosed garden



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	309 m ²
Plot Size:	2270 m ²

IN BRIEF

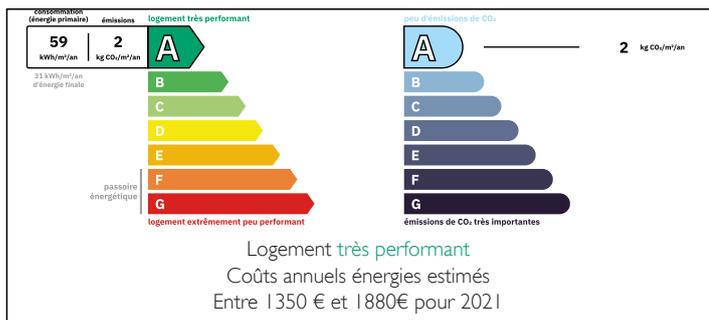
Prestigious Stone Residence – Sainte-Bazeille

Just one hour from Bordeaux and two minutes from the town centre, discover this magnificent stone house, tastefully and fully restored. Combining authentic charm with modern comfort, it offers exceptional space.

The ground floor features an open-plan kitchen with pantry and a majestic 50 m² living room with fireplace. An office (former garage), a laundry room and a shower room complete this level. Upstairs, a large landing leads to 4 beautiful bedrooms and a complete master suite (bath, shower, dressing room).

The exterior is a real gem: a 75 m² terrace opens onto a wooded and fenced garden. A former drying room of over 100 m², converted into a double garage, offers rare potential. A rare gem combining

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.



DESCRIPTION

This high-quality property is divided as follows:

On the ground floor:

- 17m² entrance hall
- 19m² fully equipped kitchen with dining area
- 8m² pantry
- 50m² living room with open fireplace
- 30m² utility room with boiler room and dressing room
- 10m² shower room with double sinks and shower
- Separate toilet
- A former 20m² garage used as an office

First floor:

- 37m² landing
- 15m² bedroom
- 15m² bedroom
- 19m² bedroom
- 19m² bedroom
- Master suite: 21m² bedroom, 12m² bathroom with bath, shower and double washbasins, 5m² dressing room and separate toilet.

Double garage measuring 105m² with a ceiling height of 5.7m²

Covered terrace measuring 75m²

Drainage by individual septic tank

All windows are double-glazed with aluminium shutters

Heating and hot water provided by heat pump

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

LOCAL TAXES

Taxe foncière: 2221 EUR

Taxe habitation: EUR

NOTES