

Stunning Character Country House with Pool, Orchard, Flexible Living Space & Fabulous Views.



INFORMATION

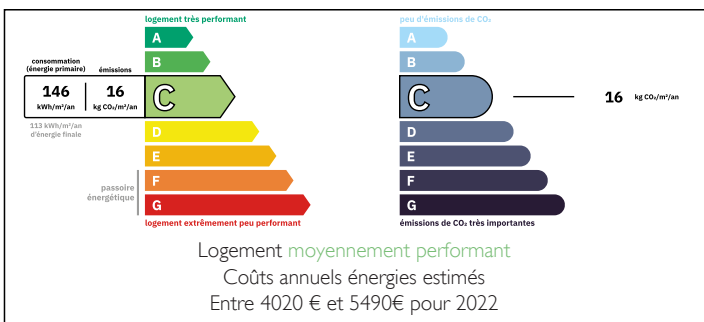
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|-------------|----------------|
| Town: | Marmande |
| Department: | Lot-et-Garonne |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 373 m2 |
| Plot Size: | 6547 m2 |



IN BRIEF

Set on a peaceful hillside above a small hamlet, this beautiful character property enjoys a tranquil rural setting while remaining close to all amenities. Full of charm & authenticity, the house has been thoughtfully designed in a loft-style layout with exposed beams, original stonework & beautifully preserved former cow byres. The ground floor, full of natural light, opens onto an impressive main living space featuring an open-plan kitchen, living & dining area, ideal for entertaining. This level also includes offices or studios, 2 bedrooms & a family bathroom. Upstairs, a spacious mezzanine overlooks the main living area and leads to 3 additional bedrooms & 2 bathrooms creating a light and airy family space. Relax by the pool with it's summer kitchen & jacuzzi overlooking the stunning views. The property benefits from a large wine cellar, greenhouse, is surrounded...

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

Ground Floor

Lounge / Dining Room / Kitchen (approx 95m²)

- Wood burner, ceiling fans, Underfloor heating
- Wooden beams, exposed stone

Bedroom 1 / Office (approx 19.7m²)

- Access to garden
- Exposed stone

Bathroom (approx 12.6m²)

- Shower, double hand basin, WC, Heated towel rail
- Wooden beams, exposed stone

Bedroom 2 (approx 20.8m²)

- Exposed stone

Hallway (approx 5.9m²)

- Exposed stone

Boot Room (approx 26m²)

- Exposed stone & Stairs to Mezzanine
- Utilities / Boiler Room (approx 11.1m²)

- Boiler, Sink, Electrics

- Access to Offices & Wine Store

Office / Atelier 1 (approx 13.7m²)

- Access to garden

WC (approx 2.8m²)

- Sink, exposed stone

Office / Atelier 2 (approx

- Wooden beams, exposed stone

First Floor

Mezzanine Landing (approx 33m²)

- Wooden beams, exposed stone & Cow Byres

Bedroom 3 (approx 26.3m²)

- Wooden beams, exposed stone

Ensuite (approx 11.2m²)

- Shower, double sink, WC, Heated towel rail
- Wooden beams, exposed stone & Velux

Bedroom 4 (approx 21.8m²)

- Wooden beams, exposed stone

Bedroom 5 (approx 32m²)

- Wooden beams, exposed stone & Velux

Bathroom (approx 8.7m²)

- Shower, double wash hand basin
- Wooden beams, exposed stone & Velux

Hallway (approx 4.5m²)

- Exposed stone

Wine Cellar (approx 95m²)

LOCAL TAXES

Taxe foncière: **2599 EUR**

Taxe habitation: **EUR**

NOTES