

Just 5 minutes from Marmande and its amenities, a beautiful contemporary home situated in a prime location



## INFORMATION

Town:	Beaupuy
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	3500 m <sup>2</sup>

## IN BRIEF

A Contemporary Haven of Peace on the Outskirts of Marmande

Situated in a sought-after residential neighbourhood, just 5 minutes from Marmande town centre and 1 hour from Bordeaux, this exceptional contemporary villa is nestled at the end of a cul-de-sac, ensuring complete tranquillity.

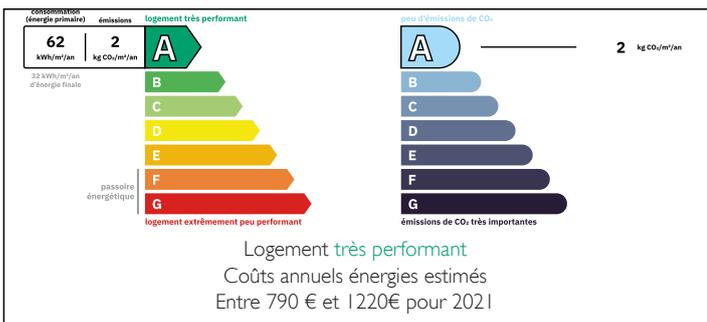
From the moment you arrive, marked by an automatic gate and a private driveway, the charm takes hold. The property opens onto a vast, light-filled living area with an open-plan kitchen, offering unobstructed views of the swimming pool and the surrounding woodland. The sleeping quarters comprise four bedrooms, including a master suite complete with a walk-in wardrobe and en-suite bathroom.

Built to a high standard and perfectly maintained, the

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 spacious single-storey house comprises:

- A 6m<sup>2</sup> entrance hall
- A living area of over 67m<sup>2</sup> (kitchen, lounge and living room)
- A 24m<sup>2</sup> master bedroom suite (bedroom and dressing room) with an 11m<sup>2</sup> en-suite bathroom
- A 12.78m<sup>2</sup> bedroom
- A bedroom of 12.11m<sup>2</sup>
- A bedroom of 11m<sup>2</sup>
- A shower room of 8m<sup>2</sup>
- A pantry of 6m<sup>2</sup>
- Two toilets

The basement measures 78m<sup>2</sup>

The swimming pool is chlorinated and measures 11m x 5m, sloping gently to a depth of 1.60m  
Underfloor heating is provided by a heat pump  
Hot water is supplied by a thermodynamic water heater  
Vacuum cleaning is centralised  
All windows are double-glazed with electric shutters  
The property is connected to the mains drainage system via a lift pump

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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 foncière: 2364 EUR**

**Taxe habitation: EUR**

## NOTES