

Just a few minutes from Marmande town centre, a charming 14th- and 15th-century château, partly renovated



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	393 m2
Plot Size:	230000 m2

IN BRIEF

Exceptional Château between Bordeaux and Marmande

One hour from Bordeaux and five minutes from central Marmande, this exceptional château, dating from the 14th and 15th centuries, stands in 2.3 hectares (5.7 acres) of wooded parkland.

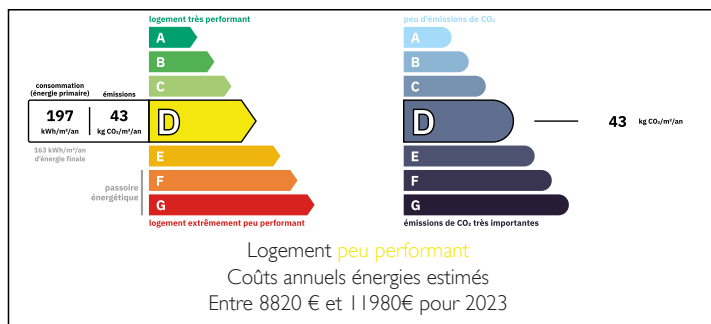
Built around three inner courtyards, it has kept its period charm, with mouldings, fireplaces and character throughout.

Guest apartment: entrance, kitchen, living room, two bedrooms, shower room with WC

Ground-floor apartment: entrance, laundry room, kitchen, living room with fireplace, three bedrooms

Second apartment: entrance, study, living room with fireplace, kitchen, scullery, two bedrooms

ENERGY - DPE



A reception hall with catering kitchen hosts

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.

exceptional potential.



DESCRIPTION

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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: 4023 EUR

NOTES