



House with character

MARMANDE (47)

625 000 €



451 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In Marmande, magnificent farmhouse on one level at the gates of the city! A stone's throw from the city, less than an hour from Bordeaux and 30 minutes from Agen, I offer you this character house completely renovated in 2019 in a quiet location on the heights. This building is particularly aimed at lovers of stone, the charm of tastefully renovated old houses, large volumes with all the associated comfort. This house consists of a large entrance hall, a bathroom and separate toilet, three bedrooms with dressing rooms, two of which have private shower rooms, a fully equipped kitchen with open fireplace and bread oven, a laundry room/storeroom, a living space of more than 110 m², a relaxation room with shower room and swimming spa. A mezzanine of more than 150m² currently occupied as an office and games room which offers a multitude of possibilities. It offers very good benefits: Underfloor heating with underfloor heating with heat pump, reversible air conditioning, electric shutters, double glazing, connected and intelligent house with home automation. On the outside you will enjoy fully enclosed grounds of 4464m² with a children's playground, a well, a small outbuilding, a car port that can accommodate three cars with direct access to the house through the laundry room, a technical room. To confirm your crush, your Daniel Labardin advisor is at your service for a visit! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,17% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Daniel LABARDIN

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LE BIEN EN IMAGES





DETAILS

COMPOSITION

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	1
Toilets count	2
Washrooms	3
Terrace	1

DPE/GES

DPE	138
GES	4

APPENDIX

Parking	extérieur
Parking space	2
Garage	1
Videophone	Oui

SERVICES

Air conditioning	Yes
Heater	climatisation réversible
Heater	pompe à chaleur
Kitchen	aménagée

GENERAL

Reference	843519
Property type	House with character
View	Vue dégagée

SURFACES

Living space	451 m²
Living room surface	114 m²
Land surface	4464 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle