



## Contemporary house

MARMANDE (47)

**294 000 €\***

\* Agency fees to be paid by the seller



130 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Beautiful new house 138m2 on one level in Sainte-Bazeille located at the gates of Marmande. Close to services on foot: school, shopping center, tobacconist, bakery, florist, pharmacy, greengrocer, bakery... Offering an entrance with cupboard, a kitchen area remaining to be created open to the spacious and bright living room, four bedrooms with closet including a master suite with dressing room, shower room and toilet, a bathroom, a separate toilet will complete this property and a pantry-laundry room. For your comfort, a fully insulated attached garage with motorized opening. From the living room you will have access to the outdoor terrace covered by a large sliding bay window. Enclosed land of 822m2, entrance gate and electric shutters, mains drainage. Fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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!



**Laure LABARDIN**

**MARMANDE (47200)**

Agent

RSAC : 849 472 485 00010

Courts service city : AGEN

**(+33)6 30 32 75 97**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849018

Property type ..... Contemporary house

### SURFACES

Living space ..... 130 m²

Land surface ..... 829 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... vide



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

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