

Beautiful country house, 4 bedrooms, completely renovated and in superb condition. Countryside views.

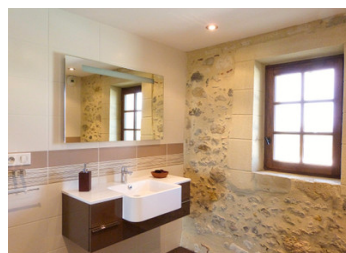


## INFORMATION

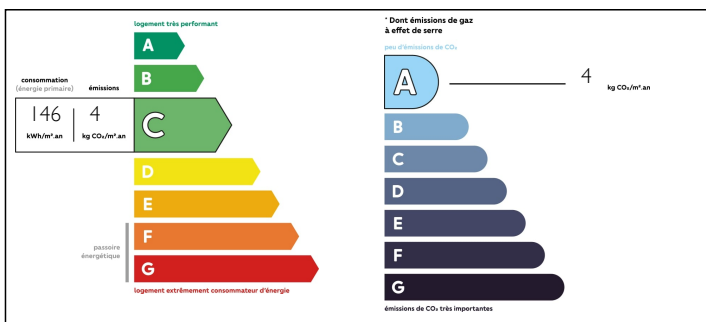
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	4
Bath:	5
Floor:	237 m2
Plot Size:	5162 m2

## IN BRIEF

\*\*\* Prior to viewing, please contact the listing agent for an online visioconférence\*\*\* Landaise farmhouse completely renovated and in excellent condition. Located in a quiet spot with no close neighbours. Fabulous, open plan socialising spaces. Separate guest accommodation. Outside are views across the countryside, in ground swimming pool and attached garage/workshop



## 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.



## LOCAL TAXES

**Taxe foncière: 2434 EUR**

**Taxe habitation: 1977 EUR**

## NOTES

## DESCRIPTION

This fabulous house is in a quiet location on the edge of a wine-producing village and is surrounded by vineyards. It is in excellent condition having had a total renovation in 2009-11, and is beautifully decorated with high quality fittings and oak doors and windows with underfloor heating (via air-source heating or electricity) throughout the ground floor.

One approaches via a no-through lane to a gated entrance with large gravel drive.

The entrance to the house is into the kitchen with the original fireplace, "Prati Cuisine" fitted units with centre island and granite worktops. To the right is a dining room with an open-plan design with the kitchen and extensive views to hills above the Lot valley. There are stone steps down to the large salon with a new fireplace - the style reflecting the kitchen fireplace - and woodburning stove. To the rear of these rooms are two bedrooms with shower and wc and a family bathroom.

Upstairs there is the master bedroom with air conditioning, and large private bathroom with spa bath, shower and wc. There is potentially separate accommodation downstairs with private access, comprising large bedroom, shower and wc en-suite with a utility room/kitchen. There is also access to large garage/store /workshop with new floor and roof.

Room sizes

Ground floor

- Covered terrace
- Kitchen [23.60m<sup>2</sup>]
- Open space[13.45m<sup>2</sup>]
- Corridor [2.60m<sup>2</sup>]
- Bedroom 1 [16.25m<sup>2</sup>]
- Shower room/wc 1 [5.25m<sup>2</sup>]
- Utility [12.00m<sup>2</sup>]
- Bedroom...