

One hour from Bordeaux, in the residential neighbourhood of Marmande, contemporary house with swimming-pool



## INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	990 m <sup>2</sup>



## IN BRIEF

New Contemporary Villa (2024) – Marmande

One hour from Bordeaux, located in a quiet residential area a stone's throw from the town centre and shops, discover this 2024 house with high-end features.

Living space: The entrance hall with cupboards leads to a large, bright living room of over 59 m<sup>2</sup>. It includes a modern open-plan Schmidt kitchen, ideal for entertaining.

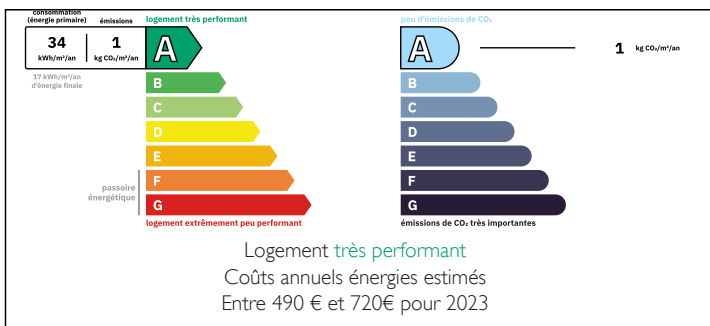
Sleeping area:

A master bedroom with dressing room and en-suite shower room.

Two spacious bedrooms with built-in wardrobes.

An elegant bathroom and a separate toilet.

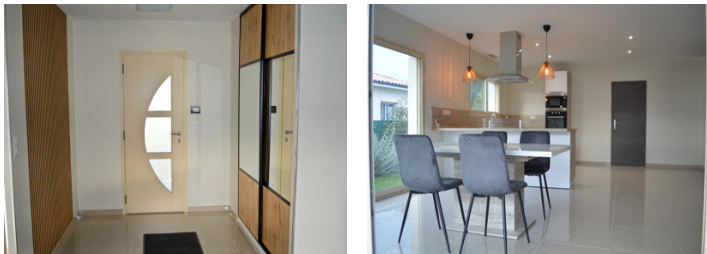
## ENERGY - DPE



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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.

you without any work required.



## DESCRIPTION

- This villa with 133 m<sup>2</sup> of living space is divided into:
- An entrance hall with cupboards (5.86 m<sup>2</sup>)
  - A living area (open-plan Schmidt kitchen, dining room and lounge) opening onto the terrace and 59.33 m<sup>2</sup> pool area
  - A bedroom with dressing room (10.93 m<sup>2</sup>)
  - A bedroom with dressing room (12.64 m<sup>2</sup>)
  - A master suite (bedroom, shower room and dressing room) opening onto the 22.41 m<sup>2</sup> pool area
  - A 9.64 m<sup>2</sup> bathroom comprising: bathtub, walk-in shower and double washbasin
  - A toilet
  - A fully tiled 27.98 m<sup>2</sup> garage with automatic doors

The heating system is a reversible ducted heat pump  
Hot water is provided by a thermodynamic water heater

The chlorine swimming pool is 3.5 m wide and 6.5 m long

All windows and doors are double-glazed with electric roller shutters.

The property is connected to mains drainage

The property gate is automated

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES