LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41944JML47 Price: 729 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (695 000 EUR without fees)

RARE. Bourgeois house of over 200m in the heart of Marmande with garden, swimming pool, barn and garage.















INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	700 m2

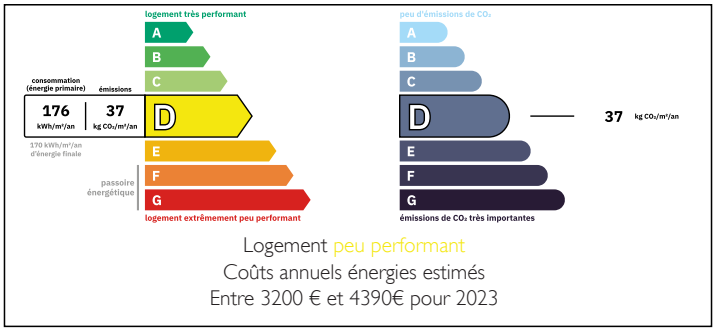
IN BRIEF

One hour from Bordeaux and its airport, a few minutes' walk from Marmande train station,reveals an exceptional bourgeois house dating from 1850, a truly prestigious residence in the heart of the city centre. This rare and elegant property opens onto a perfectly preserved landscaped garden, enhanced by a large swimming pool and pool house, as well as a private enclosed garage and a barn.

The entrance hall, decorated with period cement tiles, leads to an intimate lounge, a high-end kitchen with dining area, and a generous double living room bathed in light and extended by a private terrace. Upstairs, a landing decorated with a turret leads to four bedrooms, two bathrooms , one shower-room and one toilet. The upper level offers a large convertible attic, while a cellar adds to the property's amenities.

A unique property combining historic charm and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3200 € et 4390€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**4636 EUR**

NOTES

DESCRIPTION

This large bourgeois house is divided as follows:

Ground floor:

- A 16m² entrance hall with cement tiles on the floor
- A 21m² living room
- A 45m² double living room with original parquet flooring
- A 17m² kitchen-diner with direct access to the garden via the terrace
- A 5.60m² utility room
- A WC

On the mezzanine floor:

- A 1.80m² turret

On the first floor:

- An 11m² landing
- A 14.50m² bedroom with its own shower room
- A 19.92m² bedroom with its own bathroom and toilet
- A 23m² bedroom
- A 22m² bedroom
- A 7.70m² bathroom
- A toilet

On the second floor:

An attic of over 52m²

Basement:

- A 36m² cellar with a boiler room.

The garden is approximately 600m² with a 4.50m x 9m saltwater swimming pool protected by a semi-rigid roller shutter and a pool house of over 21m² with a 19m² pool room
The 36m² garage opens onto an adjacent street via an automated gate and is followed by a 36m² barn