LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41971JML47 Price: 283 550 EUR

agency fees included: 7 % TTC to be paid by the buyer (265 000 EUR without fees)

Traditional house with basement in the hills above Marmande, just a few minutes from all amenities















INFORMATION

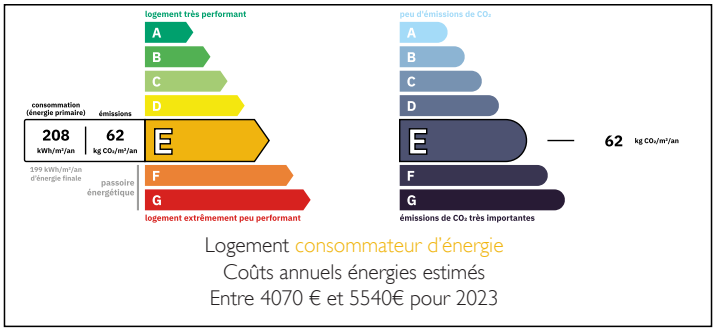
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	2400 m2

IN BRIEF

Traditional house in Beaupuy, a sought-after village, 1 hour from Bordeaux and 10 minutes from Marmande train station.

Located in a quiet residential area, it offers a large entrance hall with cupboards, a fitted kitchen with dining area, a living room with fireplace, a dining room, three bedrooms, one with shower room and WC, a bathroom with shower and a separate WC. In the basement: games room, cellar, boiler room, storage room and double garage with automatic doors.
Wooded garden with well and tarmac driveway.
Ideal for a family.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4070 € et 5540€ 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: **1486 EUR**

NOTES

DESCRIPTION

This property is divided into:

Ground floor:
- An entrance hall with cupboards (8.7m²)
- An 18m² fitted kitchen with dining area
- A 21m² living room with fireplace
- A 25m² dining room
- A 9m² bathroom with bath, shower, double washbasin and bidet
- A bedroom of 11m² with parquet flooring and its own shower room with toilet
- A bedroom of 13m²
- A bedroom of 12.5m²
- A toilet with washbasin

In the basement:
- A double garage with automatic doors of 120m²
- A 27m² games room that could be used as an office or fourth bedroom
- A cellar
- A boiler room
- A storage room.

All windows and doors are double glazed.
Heating and hot water are provided by an oil-fired boiler.
The property has its own septic tank.

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