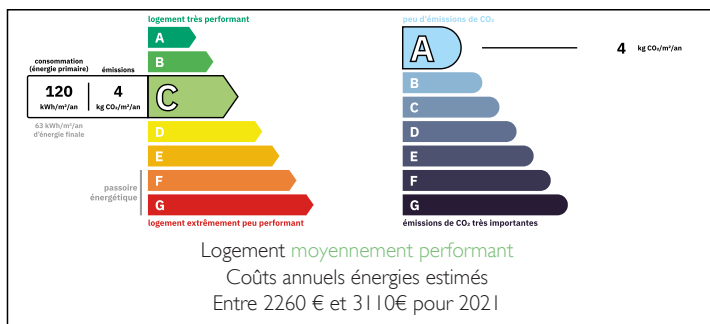


One hour from Bordeaux. A 1930s townhouse close to schools and Marmande town centre



ENERGY - DPE



INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	260 m ²
Plot Size:	2600 m ²

IN BRIEF

1930s Elegance: An Exceptional Family Estate

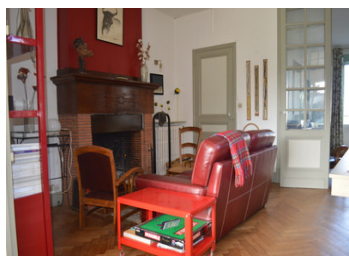
Just 5 minutes from the station, schools and the cinema, discover this prestigious 1930s residence, which has retained all its original charm.

The ground floor features a spacious entrance hall leading to a study, a cosy winter lounge with a fireplace, a dining room and a second lounge opening onto the garden. The upper floors, dedicated to relaxation, offer six characterful bedrooms, including a suite with a dressing room, complemented by several elegant bathrooms.

The wooded grounds are a true oasis: a relaxation area with an indoor swimming pool and twin pool houses sits alongside a generous orchard (apple trees, medlar trees, quince trees, cherry trees and fig trees). Two garages, one of which could be converted into a guest house, complete this rare

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: 5298 EUR

NOTES

DESCRIPTION

This beautiful property comprises:

On the ground floor:

- A 14m² entrance hall
- A 16m² study
- A 16m² dining room
- An 18m² winter lounge with an open fireplace
- A 23m² lounge opening onto the garden
- A 15m² kitchen with a dining area
- A 3m² shower room with a toilet
- A 2m² hallway leading to the cellar

On the first floor:

- An 8m² landing
- A 15m² bedroom
- A 14m² bedroom
- A 22m² bedroom
- A 5m² shower room
- An 11m² bathroom
- A toilet

On the second floor:

- An 8.6m² landing
- A 15m² bedroom
- A 14m² bedroom
- A 19m² bedroom with a walk-in wardrobe
- A 2.5m² shower room with a toilet

In the basement:

- A 16m² cellar
- A 20m² boiler room
- A 21m² room
- A 22m² room

The garage, with an automatic door, measures approximately 30m²

The outbuilding is divided into a garage, workshop and pool room

Heating is provided by the original radiators and hot water is supplied by a dual heat pump.

Solar panels supply the house's electricity, with an annual surplus sold back to the grid worth around