LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43423JML47 Price: 399 900 EUR

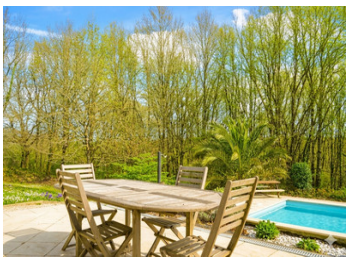
agency fees to be paid by the seller

Just 5 minutes from Marmande and its amenities, a beautiful contemporary home situated in a prime location















INFORMATION

Town:	Beaupuy
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	3500 m2

IN BRIEF

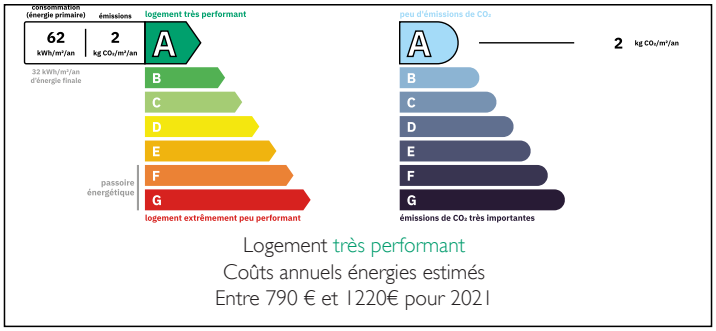
A Contemporary Haven of Peace on the Outskirts of Marmande

Situated in a sought-after residential neighbourhood, just 5 minutes from Marmande town centre and 1 hour from Bordeaux, this exceptional contemporary villa is nestled at the end of a cul-de-sac, ensuring complete tranquillity.

From the moment you arrive, marked by an automatic gate and a private driveway, the charm takes hold. The property opens onto a vast, light-filled living area with an open-plan kitchen, offering unobstructed views of the swimming pool and the surrounding woodland. The sleeping quarters comprise four bedrooms, including a master suite complete with a walk-in wardrobe and en-suite bathroom.

Built to a high standard and perfectly maintained, the house features a wraparound terrace and a spacious basement with a double garage. A rare, idyllic setting, offering a true connection with nature, ideal for a family seeking serenity and high-quality amenities.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 790 € et 1220€ pour 2021

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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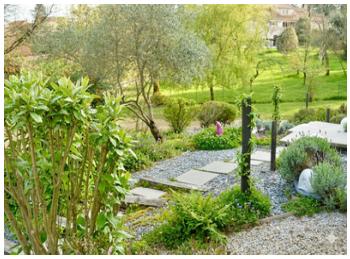
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LOCAL TAXES

Taxe foncière: **2364 EUR**

NOTES

DESCRIPTION

This spacious single-storey house comprises:

- A 6m² entrance hall
- A living area of over 67m² (kitchen, lounge and living room)
- A 24m² master bedroom suite (bedroom and dressing room) with an 11m² en-suite bathroom
- A 12.78m² bedroom
- A bedroom of 12.11m²
- A bedroom of 11m²
- A shower room of 8m²
- A pantry of 6m²
- Two toilets

The basement measures 78m²

The swimming pool is chlorinated and measures 11m x 5m, sloping gently to a depth of 1.60m
Underfloor heating is provided by a heat pump
Hot water is supplied by a thermodynamic water heater
Vacuum cleaning is centralised
All windows are double-glazed with electric shutters
The property is connected to the mains drainage system via a lift pump

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

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