LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45017JML47 Price: 340 000 EUR

agency fees to be paid by the seller

Just a few minutes from Marmande, a charming stone house set in over 7 hectares of woodland with a little lake







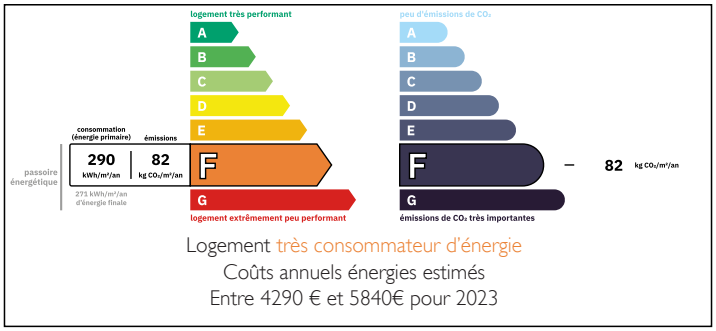








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4290 € et 5840€ pour 2023

INFORMATION

Town:	Virazeil
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	72000 m2

IN BRIEF

Charmer & Nature: Renovated farmhouse on 7 hectares with private lake near Marmande

For lovers of wide-open spaces, discover an exceptional domain of over 7 hectares featuring woods with varied tree species, beautiful pastures, and a splendid private lake. Located 1 hour from Bordeaux and 5 minutes from Marmande, this haven of peace offers a tranquil setting without being isolated.

The renovated farmhouse combines authentic character (exposed stone and beams) with modern comfort: kitchen, cozy living room, two bedrooms, and a shower room with WC on the ground floor. Upstairs, a large light-filled room easily adapts to your needs (master suite, office).

Outdoors, enjoy preserved nature, the lake for relaxing moments, as well as a tiled former barn

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1722 EUR**

NOTES

DESCRIPTION

This charming property comprises:
- A 22m² kitchen-diner
- A 30m² living room with a working fireplace
- A 23m² lounge (or bedroom)
- A bedroom of 16m²
- A shower room of 4.4m² with a toilet
- A room upstairs with 34m² of living space but 85m² of usable floor space

In addition:
- A former barn of 78m², fully tiled
- A terrace of 29m²

The windows are double-glazed wooden frames with wooden shutters
Heating is provided by an oil-fired boiler
Hot water is supplied by a storage water heater
Wastewater is managed via a private septic tank

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

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