

Architect-designed house with stunning views over the Garonne Valley, ten minutes from Marmande.



INFORMATION

Town:	Gontaud-de-Nogaret
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	239 m2
Plot Size:	23495 m2

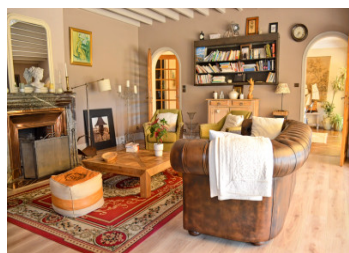
IN BRIEF

An idyllic setting and absolute tranquillity on the outskirts of Marmande

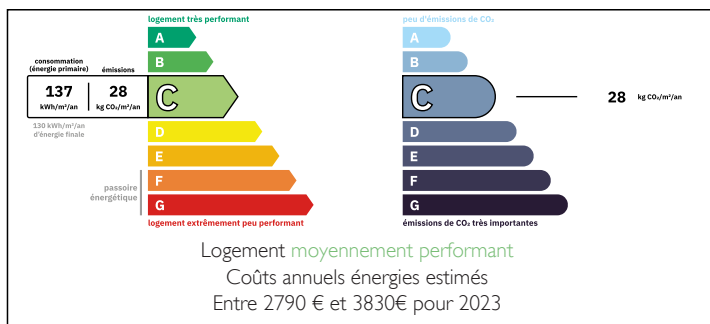
Just 1 hour from Bordeaux and 10 minutes from Marmande, discover this immaculate architect-designed house, nestled in absolute tranquillity, just 2 minutes from local amenities. A true haven of peace, it is set in the heart of over 2.4 hectares of grounds, completely sheltered from prying eyes.

The outdoor setting offers unobstructed, breathtaking views of the valley – an exceptional panorama to be admired from the large veranda, which opens directly onto the pool area.

Perfectly maintained and requiring no work whatsoever, this property boasts superb spacious rooms: entrance hall, cosy living room, dining room, kitchen, five bedrooms (including a master suite

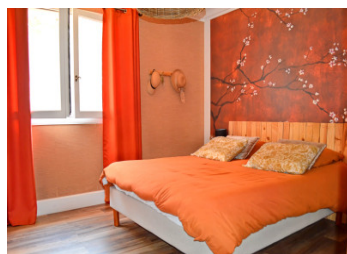


ENERGY - DPE



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.



DESCRIPTION

This exceptional property comprises:

- A 15m² entrance hall
 - A 15m² study that could be used as a bedroom
 - A 29m² living room
 - A 23m² dining room
 - A 15m² bedroom
 - A 15m² bedroom with a 4m² shower room
 - A 15m² master suite with an 8m² en-suite bathroom
 - An 18m² kitchen
 - Two storerooms, one measuring 4m² and the other 6m²
 - A 25m² games room
 - A 35m² conservatory
- Upstairs:
- A 20m² bedroom
 - A 11m² bathroom

LOCAL TAXES

Taxe foncière: 2773 EUR

The swimming pool was built in 2022 and is heated by a heat pump

Underfloor heating and hot water are supplied by a gas boiler

All windows and doors are double-glazed

The entrance gate is automated

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

NOTES