

Village house



INFORMATION

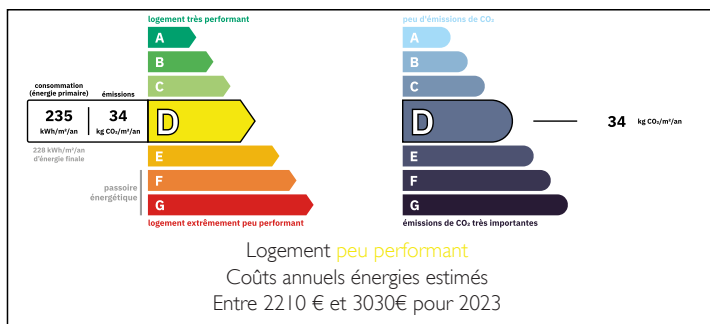
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	860 m2

IN BRIEF

Discover this lovely town house, ideally located.



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

Charming Village House with Swimming Pool and 860 m² Garden

Fall in love with this delightful village house, offering spacious living areas and an inviting outdoor space, perfect for making the most of sunny days!

The property comprises a welcoming living room, an open-plan kitchen and dining area, ideal for sharing special moments with family and friends, as well as three bedrooms and two shower rooms, ensuring everyday comfort.

Outside, you can enjoy a beautiful 860 m² garden, a wonderful space to relax, entertain and unwind, complete with a swimming pool where you can fully enjoy the sunny days.

A garage completes the property, providing convenient parking or additional storage space.

Property highlights:

- 3 bedrooms
- 2 shower rooms
- Spacious and welcoming living area
- Open-plan kitchen and dining area
- Garage
- Swimming pool
- 860 m² garden

Full of charm, this home is ideal for a family or anyone looking for a pleasant lifestyle with a generous outdoor space.

Don't miss the opportunity to view this lovely property!

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

LOCAL TAXES

Taxe foncière: **949 EUR**

NOTES