LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48716JML47 Price: 188 900 EUR

agency fees to be paid by the seller

Marmande, near the town centre. Stone house with great potential, requiring further renovation







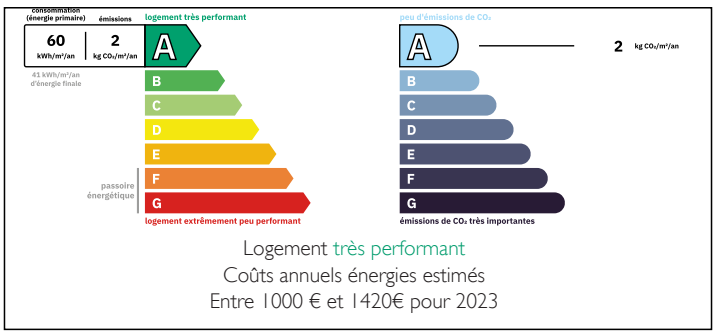








ENERGY - DPE



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Entre 1000 € et 1420€ pour 2023

INFORMATION

Town:	**Marmande**
Department:	**Lot-et-Garonne**
Bed:	**4**
Bath:	**1**
Floor:	**176 m2**
Plot Size:	**820 m2**

IN BRIEF

Marmande: Charming stone house with potential close to town

Ideally situated just minutes from the vibrant town center of Marmande (direct train lines to Bordeaux, all amenities, schools, and local markets), this spacious traditional stone house blends authentic regional charm with modern living.

The ground floor features a bright open-plan living area with a pellet stove and a modern kitchen, a laundry room, and a master suite ready to be finished.

Upstairs, the sleeping quarters offer 3 bedrooms: one with a huge walk-in closet, a second with a private balcony, and a third to complete (with room for an en-suite bathroom).

Outside, enjoy a cozy covered porch, a 35 sqm

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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LOCAL TAXES

Taxe foncière:	**2358 EUR**

NOTES

DESCRIPTION

This stone property comprises:
- A 48m² living area with an open-plan kitchen
- An 18m² utility room (with a heat pump)
- A 24m² sleeping area to be finished (ideal as a master bedroom)

Upstairs:
- A 19m² bedroom
- A 24m² bedroom to be finished
- A 16m² bedroom with a small 1.72m² balcony
- A 11.70m² bathroom with shower and bath

The workshop measures 35m²

Technical details:

- Heating is provided by a reversible air-conditioning system and a pellet stove
- Hot water is supplied by a heat pump with solar panels
- All windows are double-glazed
- Wastewater is treated via a micro-sewage treatment plant

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