

Fabulous town house with potential to rent out commercial areas and extend. Courtyard and garden.



INFORMATION

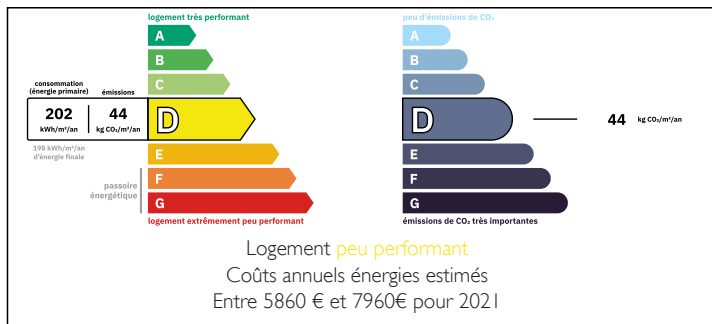
Town:	Marmande
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	450 m2
Plot Size:	570 m2

IN BRIEF

Elegant mansion with commercial potential. Currently set up with 2 consulting rooms on the ground floor and 2 apartments on the 1st floor. Huge loft space – enough for 3 apartments! Located on a quiet side street, yet short walking distance to the town centre.



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

Located in a 16th Century historic district of the town, this mansion has huge development potential: for an impressive family home, or a mixture of consulting rooms and apartments.

Through an impressive double front door, a grand hallway runs through the centre of the house. Going anticlockwise, on the right, is a large room with a reception desk and a WC. This leads through to a smaller room and then to another large room to the rear. This rear room has doors opening onto the garden and also to the kitchen /office. Through the office we return to the hallway. On the right is a small store room leading to an external courtyard, 3 storerooms and through one of these storerooms to the garden. The corridor straight ahead leads to the garage and workshop, and there is a door on the left to another large consulting room, which can also be accessed from the hallway.

Part way along the corridor is a magnificent stone circular staircase leading to an open landing on the first floor. Here there are 6 rooms in total, plus 2 bathrooms and a kitchen. On the second floor there is a small landing and an enormous attic area with sufficient headspace to create additional accommodation or separate loft apartments.

The property benefits from:

- Garage providing 2 parking places
- Workshop
- Garden with street access Quiet location yet just a short walk to the town centre
- Free parking nearby
- 450m2 habitable space
- Potential to enlarge by another 250m2
- Individual heating by town...

LOCAL TAXES

Taxe habitation: EUR

NOTES