

One hour from Bordeaux airport, bright architect-designed house with unobstructed views and swimming pool



## INFORMATION

Town:	Marmande
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	181 m <sup>2</sup>
Plot Size:	7221 m <sup>2</sup>

## IN BRIEF

Ideal location: At the end of a very quiet residential cul-de-sac, 1 hour from Bordeaux airport, 10 minutes from the A62 motorway and 5 km from Marmande (village amenities).

Discover this bright architect-designed house offering exceptional unobstructed views over the plain.

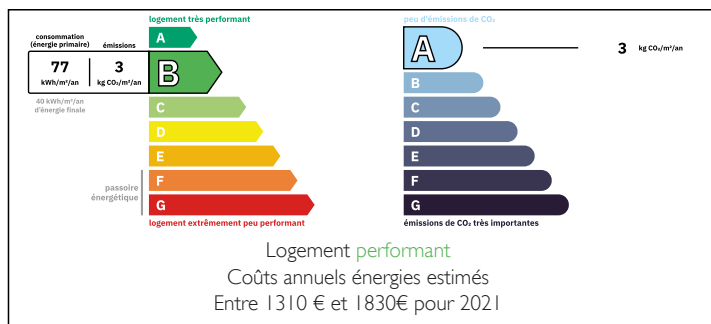
It comprises an entrance hall, a fitted kitchen with pantry, and a large living room (lounge/dining room) bathed in light, opening onto the terrace and the 4m x 8m saltwater swimming pool. An office.

Sleeping area: The space comprises four bedrooms. One single bedroom, two bedrooms each with their own private shower room, and a master suite complete with dressing room and shower room. A separate bathroom, a dressing room and two WCs with washbasins complete the interior layout.

Attached garage. 7,000 m<sup>2</sup> enclosed garden.

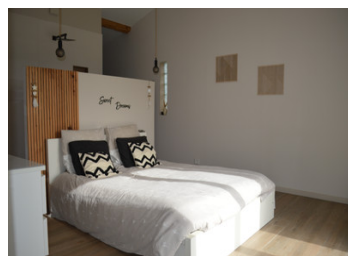
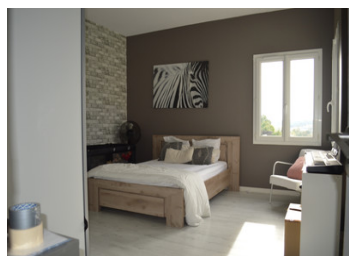
Modern amenities: Comfort ensured by a ducted heat pump (reversible heating and air conditioning).

## 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

The property comprises:

- 5.3 m<sup>2</sup> entrance hall
- 13.9 m<sup>2</sup> fitted and equipped kitchen
- 5 m<sup>2</sup> pantry
- 17.9 m<sup>2</sup> dining room
- 41.1 m<sup>2</sup> living room
- 13.5 m<sup>2</sup> bedroom with shower room
- 21.4 m<sup>2</sup> bedroom with shower room
- 9.32 m<sup>2</sup> single bedroom
- 20.7 m<sup>2</sup> master bedroom with shower room and dressing room
- 16.9 m<sup>2</sup> study
- Bathroom (6 m<sup>2</sup>)
- Toilet with washbasin (1.17 m<sup>2</sup>)
- Toilet with washbasin (1.85 m<sup>2</sup>)
- Dressing room (7 m<sup>2</sup>)
- Attached garage (30 m<sup>2</sup>)

Property tax: €1,706

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

## LOCAL TAXES

**Taxe foncière: 1706 EUR**

**Taxe habitation: EUR**

## NOTES