



Marmande, 47200, Lot-et-Garonne

Stone character house in an exceptional situation with superb views.

Beautiful garden of 7 041 m²

5 Minutes from Marmande and 1 hour from Bordeaux

220 m² of habitable space (4 bedrooms – 2 bathrooms)

Lovely separate stone outbuilding

Double aspect entrance hall: tiled floor, painted walls. 28.5 m² Lounge: tiled floor. Fitted cupboard.

Fireplace. Door opening on to garden. 30 m² Dining room: painted walls, painted beams. Fireplace. Door opening on to garden 30 m² Fitted kitchen: 19 m² Door opening on to garden Utility room + WC + hand basin. Bedroom 1 + bathroom: bath, shower, sink First floor: Bedroom 2: wood floor, painted beams. 19 m² Bedroom 3: same décor. Fitted cupboard. 17 m² Bedroom 4: same décor. 16 m² Shower room : shower + sink WC Loft space for storage Separate stone outbuilding: -workshop – 31 m² -Workshop / garage – 75 m² Underfloor heating on ground floor (oil fired) Individual drainage Well 7 041 m² of mature garden Summer kitchen + BBQ

| | |
|---------|-----|
| : | |
| Rooms | : 6 |
| Bed(s) | : 4 |
| Bath(s) | : 2 |

| | |
|-------------|--------|
| : | |
| Square feet | : 220 |
| Plot Size | : 7041 |

CONVENIENCE:

General Amenities: View,

Heating Type: Under floor heating,Fireplace,

Exterior Amenities: Garage,Outbuilding(s),

Interior Amenities: Original features,