



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

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

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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,