



Marmande, 47200, Lot-et-Garonne

Fully renovated former farmhouse located close to Marmande.  
451 m2 of habitable space – 3 bedrooms. Indoor jacuzzi.  
4 464 m2 of garden  
Entrance: 16.17 m2 Lobby: 4.47 m2 Open plan living room: 114.26 m2 Fully fitted open planned kitchen: 31 m2 Bedroom 1 with dressing room + ensuite: 27 m2 Bedroom 2 with dressing room + ensuite: 26.63 m2 Bedroom 3 with dressing room: 24.49 m2 Bathroom: 8.24 m2 Pantry / laundry: 18.68 m2 WC + handbasin: 2.54 m2 Spa room + shower room: indoor jacuzzi with swim jet. 40.39 m2 First floor : Mezzanine : 150 m2 Annexes – storeroom + large carport + children’s play area. Terrace: 22 m2 Underfloor heating with heat pump + 7 reversible air conditioning units Individual drainage Double glazing Electric roller blinds Fibre 4 464 m2 of garden Well “Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

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Rooms	: 6
Bed(s)	: 3
Bath(s)	: 2

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Square feet	: 451
Plot Size	: 4464

CONVENIENCE:	
General Amenities:	Well,Fiber-optic internet,Double glazing ,
Heating Type:	Reversible aircon units,Heat pump ,
Exterior Amenities:	Spa/Hot Tub,
Interior Amenities:	Fitted kitchen,