



Marmande, 47200, Lot-et-Garonne

Character property on the border of two departments, Lot et Garonne + Gironde, only 15 mins from Marmande or La Réole and 8 mins from a motorway junction.

335 m² of habitable space - 6 bedrooms

Established garden of 10 970 m² including a small pond.

335 m² of habitable space comprising of a living room with cathedral ceiling (78 m²) with a stone fireplace and a library space, a lounge with fireplace, a kitchen, 6 bedrooms of which 2 are on the ground floor, 2 bathrooms, one on each floor + mezzanine. Established garden of 10 970 m² including a small pond. Original tobacco barn of 80 m² allowing space for storing vehicles and garden material. Entrance: 8.50 m² Living room (+ library 16 m²): 78 m² Lounge: 29.90 m² Kitchen: 29.80 m² Bedroom 1: 13.60 m² Bedroom 2: 18.10 m² Bathroom: 6.30 m² WC : 1.70 m² First floor: Bedroom 3: 29.80 m² Bedroom 4: 29.80 m² Bedroom 5 : 14.60 m² Bedroom 6 : 15.60 m² Mezzanine : 23 m² Bathroom (with WC): 9.60 m² Gas central heating Individual drainage 10 970 m² of land Pool "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

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Rooms	: 10
Bed(s)	: 6
Bath(s)	: 2

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Square feet	: 335
Plot Size	: 10970

CONVENIENCE:

General Amenities: Swimming pool, Country location,

Heating Type: Gas central heating, Fireplace,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Original features,