



Marmande, 47200, Lot-et-Garonne

Old stone house to refurbish, located in a quiet area of Marmande
2 km from the town center

Approximately 160 m2 of living space (3 bedrooms) + garage on 1,524 m2 of land

Entrance hall: 12.50 m2 Living room: 29 m2 carpet, exposed beams and papered walls. Open fireplace. Two French windows opening onto the garden. Large L-shaped room with dining room, lounge area and kitchen: 45m2. Exposed beams and open fireplace. French window opening onto the garden. Bathroom: shower, basin and bidet. 7.20 m2 WC Office: 7.15 m2. Bedroom 1: carpet. 14.40 m2. Bedroom 2: tiled floor. 22.15 m2. Bedroom 3: carpet. 18 m2 Large pantry / storage room (staircase leading to the attic) Attached garage / workshop with laundry area. 32 m2 Town drains Town gas central heating Single glazing Well (feeds the house)

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Bed(s)	: 3
Bath(s)	: 1
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Square feet	: 160
Plot Size	: 1524

CONVENIENCE:

General Amenities: Well, Town drains,
Heating Type: Gas central heating,
Exterior Amenities: Garage,
Interior Amenities: Fireplace(s),