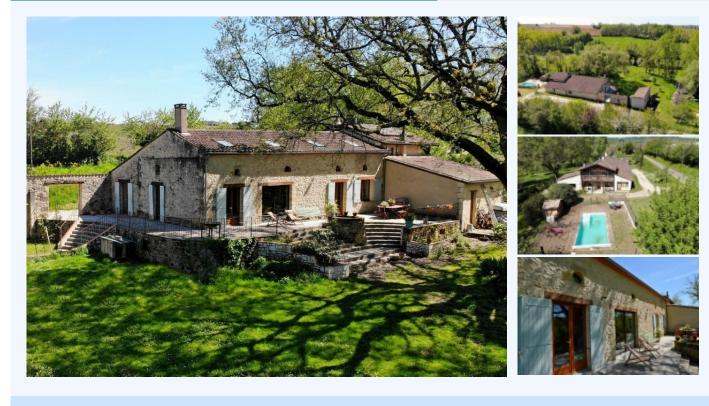
V4481, MAGNIFICENT STONE HOUSE

For sale. 468 000 €



Marmande, 47200, Lot-et-Garonne

Nestled in a country location on its 1.86 hectares

This magnificent stone house is located just 10 minutes from Marmande and 15 minutes from Duras. It includes the main house and 2 gîtes.

The house offers a 52 m² living room with fireplace opening onto the fitted kitchen, 3 bedrooms including one on the ground floor, a bathroom (bath and shower), a large mezzanine and an office. The 1st gîte includes a living room with a wood stove, a fitted kitchen, 2 bedrooms with balcony, a shower room/wc. The 2nd gîte includes a living room with a kitchenette area opening onto a terrace, a bedroom with shower, a toilet. The exterior, very relaxing, has a large terrace on the house side, a secure swimming pool, a pond and a garden shed. Living room: open fireplace. 52 m2 Fitted kitchen with island: 26.3 m2 Bedroom 1 : cupboard. 13.10 m2 Bathroom : corner bath + shower. 9 m2 Office (possibility to communicate with the gîte) : 17 m2 Pantry : 11.50 m2 Mezzanine in the eaves : 24 m2 Bedroom 2 (10.20 m2 > 1.80 m) : 20.20 m2 Bedroom 3 (11.30 m2 > 1.80 m) : 14 m2 Gîte 1 – living room with wood burner + kitchen on the ground floor, 2 bedrooms with balcony, shower room + WC on the first floor. 66 m2 Gîte 2 – living space with corner kitchen leading out to the terrace, bedroom with shower room + WC 35 m2 Storage : 17 m2 Boiler room : 12 m2 Partial underfloor oil-fired heating Individual drainage Double glazing 18 675 m2 of land Pool Well "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

| : | |
|-------------|---------|
| Rooms | : 9 |
| Bed(s) | : 6 |
| Bath(s) | : 3 |
| | |
| Square feet | : 298 |
| Plot Size | : 18675 |
| | |

CONVENIENCE:

General Amenities: Swimming pool,Guest cottage,Double glazing , Heating Type: Wood burner ,Under floor heating, Interior Amenities: Fireplace(s),