



## 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 m<sup>2</sup> 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 m<sup>2</sup> Fitted kitchen with island: 26.3 m<sup>2</sup> Bedroom 1 : cupboard. 13.10 m<sup>2</sup> Bathroom : corner bath + shower. 9 m<sup>2</sup> Office (possibility to communicate with the gîte) : 17 m<sup>2</sup> Pantry : 11.50 m<sup>2</sup> Mezzanine in the eaves : 24 m<sup>2</sup> Bedroom 2 (10.20 m<sup>2</sup> > 1.80 m) : 20.20 m<sup>2</sup> Bedroom 3 (11.30 m<sup>2</sup> > 1.80 m) : 14 m<sup>2</sup> Gîte 1 – living room with wood burner + kitchen on the ground floor, 2 bedrooms with balcony, shower room + WC on the first floor. 66 m<sup>2</sup> Gîte 2 – living space with corner kitchen leading out to the terrace, bedroom with shower room + WC 35 m<sup>2</sup> Storage : 17 m<sup>2</sup> Boiler room : 12 m<sup>2</sup> Partial underfloor oil-fired heating Individual drainage Double glazing 18 675 m<sup>2</sup> of land Pool 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)”

:	
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),