



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4694

• House - Marmande •

SOLD



## DETAILS

**Land surface:** 1.2 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** chauffage au sol, climatisation réversible, poêle à granulés

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Between "La Reole" and "Marmande" charming house in stone with views of the surrounding countryside. Fully restored in less than an hour from Bordeaux.

300 m<sup>2</sup> living

12 000 m<sup>2</sup>

- Villerséal -

17 place de la Halle

47210 Villerséal

Tel : 05 53 36 08 27

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Price fees included

323 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 305 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°4694 •

Magnificent renovated farmhouse of 300 m2 habitable, 50 minutes from Bordeaux.

Dominant position on a hill with views of the valley of the Garonne. Absolute tranquility.

Calm and discretion in less than 2 minutes to amenities. Located 5 minutes from Marmande (47), 10 minutes from La Réole (33), 15 minutes from the motorway (A62).

Farmhouse 300 m2 habitable + Garage of 100 m2 with possibility of development. + Tobacco dryer with strong potential for rehabilitation cottage + building park pig / dovecote at kennel + barn-2 large box (possibility to accommodate animals.)

Large family home tastefully renovated and comfortably equipped, which blends perfectly the modern and the old. Although atypical with a park of 11200 m2, including an ornamental garden, with a then bricked system and integrated watering system, a lawn, spaces, woodland and a meadow.

Large living space with exposed beams, remarkable, living room / dining room with large windows that offer a beautiful brightness, underfloor heating (heat pump) and tile modern 80x80.

Exposed stone walls. Pellet stove. A staircase leads to a large mezzanine of 80 m2 with access to a dormitory of 60 m2 where 3 bedrooms can be furnished.

Two bedrooms on the ground floor including 1 parental suite, 2 bathrooms spacious near each bedroom of which one with Bath and bidet, 2 separate TOILETS close to each room.

A kitchen space / dining room of 40m2 with a kitchen with brand Schmidt with a granite worktop.

Interior painting on the entire house, completed in July 2019.

Effective alarm system and the electrical installation is recent.



Septic tank, double glazing.