

**199 000 €**

**For sale house**

**6 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 2500 m<sup>2</sup>**

**Year of construction : 1998**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Features :**

Chambre de plain-pied, Double vitrage,  
Buanderie, Portail automatique, Calme

3 bedroom

2 showers

2 WC

2 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

07/05/2024 - Prix T.T.C



### House 3864TI Marmande

Want peace and quiet without being isolated, all on the hillsides less than 5 minutes from Marmande on a pretty park of around 2500m<sup>2</sup> with many fully fenced fruit trees? This 120m<sup>2</sup> house is made for you!! It is composed of an entrance with cupboard, a kitchen of more than 11m<sup>2</sup>, a dining room of 25m<sup>2</sup> with wood insert opening onto a veranda of 26m<sup>2</sup>, the sleeping area is made up of 3 bedrooms including 1 with its shower room and WC, a Family shower room, additional toilet. The basement of the same surface area is made up of a very large garage, a utility room, a cellar, a pantry, an office, a workshop, a boiler room. Oil-fired underfloor heating, double glazing, traditional construction, TBE framework, non-compliant individual sanitation. Possibility of buying with an adjoining acacia wooded plot of approximately 3500m<sup>2</sup> allowing the insert to be used for decades!! A visit is essential!! Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 0624890993

**Fees and charges :**

199 000 € fees included

