

**374 000 €**

**For sale house**

**7 rooms**

**Surface : 173 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 7400 m<sup>2</sup>**

**Year of construction : 1990**

**Hot water : Individuel**

**Features :**

air conditioning, Garage area: 68.50, wooded

4 bedroom

1 bathroom

1 shower

2 WC

3 garage

**Energy class (dpe) : D**

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

Document non contractuel

06/05/2024 - Prix T.T.C



### House 3596ti Marmande

Ideal for craftsmen or do-it-yourselfers who need a lot of outdoor storage!! Located 5 minutes from the city center of Marmande, its train station and all these amenities in a quiet but not isolated area, this family home has everything to seduce you! It is composed on the ground floor of a living space of more than 87m<sup>2</sup> with its kitchen open to dining room with insert, duct, a scullery, a veranda with air conditioning and barbecue, then a bedroom, a WC and a shower room, on the ground floor. 1st floor an office or dressing room, three other bedrooms including 1 with another dressing room with cupboards, a bathroom and a WC. As for the outside on a beautifully maintained park integrated watering (well) and fence in rigid panels on the entire plot of 7400m<sup>2</sup> there are many outbuildings: garage adjoining the house, a covered lean-to terrace for summer evenings, independent a outbuilding with, among other things, a cold room, a cellar, a carport shelter for 2 vehicles, a tractor shelter, yet other outbuildings including a 50m<sup>2</sup> high-rise building for motorhomes but also a chicken coop, vegetable garden, many fruit trees... Your agent commercial registered with the RSAC of Agen under the number 851 388 330 Séverine VINCENT-VIRY 0624890993.



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