



## Maison de campagne



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 237,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Marmande  
ZIP code: 47200  
Posted: Sep 18, 2024

### Description:

Located just 10 minutes from Marmande. This house extends over a large plot of 3392 m<sup>2</sup> in the countryside. The property offers a peaceful setting, ideal for nature lovers, while remaining close to essential amenities.

The exterior of the house includes an outdoor parking area. The generous plot of land allows for various outdoor developments according to the needs and desires of the future owners, with a building part and another agricultural part.

Inside, the house has a mixture of parquet and tiled floors. Comprising 4 bedrooms, 3 of which have cupboards, offering practical storage. A closed kitchen equipped with a fireplace with the possibility of using it. An entrance with a pellet stove, currently used as the main heating. A living room with an unobstructed view of the countryside, 2 bathrooms, 2 toilets, a garage and a room with a kitchenette that can be used as an office.

Built: 1971

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 143 sq m  
Lot Size: 3392 sq m



## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 271

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T564123/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T564123/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1321291

