

Price on request

Contact agency

Tonneins Immobilier

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For sale house

5 rooms

Surface of the living : 35 m²

Surface of the land : 4375 m²

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

fireplace, double glazing, Laundry room,
Automatic gate, CALM

3 bedroom

1 bathroom

2 showers

2 WC

3 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



House 4149TI Marmande

****Attention gem, new exclusive property!!!**** If you're looking for a property set on a stunning 4,375 m² fully fenced plot with an electric gate, less than 5 minutes from the Marmande highway interchange and under an hour from the Bordeaux ring road, in a quiet and peaceful setting—this house is for you! This approximately 150 m² home, located in the highly sought-after town of Fourques sur Garonne, offers complete privacy with no overlooked views or disturbances. It features a spacious living area of over 50 m² with an open kitchen and a fireplace in the lounge, a laundry room, and a 21 m² veranda equipped with air conditioning so you can enjoy it year-round. You step up three steps to the sleeping area, which includes 3 bedrooms—two of which have their own shower and sink, and one with direct access to the bathroom, which has a whirlpool bathtub and toilet. There is an additional separate toilet, and a basement of over 80 m² with a double electric gate. Underfloor heating plus 3 air conditioning units for warmer summers, aluminum double glazing throughout, an additional independent 16 m² garage, and a chicken coop in an absolutely peaceful and relaxing setting complete this property. A visit is a must!! Your sales agent registered with the Agen Commercial Court under number 851 388 330, Séverine VINCENT-VIRY 0624890993

Fees and charges :

