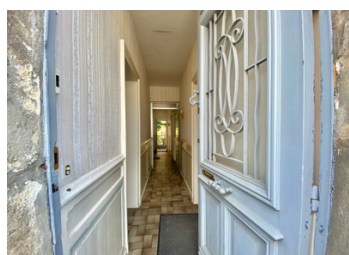


Town house in the historic centre of Libourne with 5 bedrooms+, garage, basement, 2 terraces and courtyard



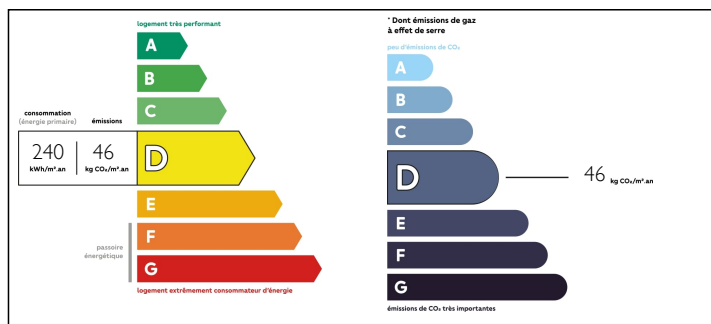
INFORMATION

Town:	Libourne
Department:	Gironde
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	241 m2

IN BRIEF

Rare opportunity to acquire a large family home in the historic centre of Libourne, a stone's throw away from all commodities and the train station. It comprises 4/5 bedrooms on 3 levels, with a large basement, a workshop and a double-garage. It also boasts 2 terraces and a courtyard. Renovation project.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor :

Entrance hall : 9m²

Waiting room : 9,80m²

Study/office : 23m²

Dining room with large sliding glass windows overlooking the courtyard : 24m²

Kitchen with open fireplace : 7m²

Courtyard with terrace: 62m²

1st floor

-Bedroom 1 with fireplace : 28,5m² with private terrace of 20m²

-Bathroom with laundry: 8,6m²

-Bedroom 2 : 25,5m² avec dressing de 1,60m²

-Bedroom 3 with fireplace and french doors : 32m²

-WC

2nd floor

-Shower room with WC : 7m²

-2 interconnecting bedrooms : 15m²+10,5m²

-Attic space (3 rooms)

Outbuildings :

-Double garage : 34m²

-Workshop : 14m²

-Corridor with WC

-Large basement/cellar/heating room : 50m² - access from inside and from the courtyard

Single-glazing

Town gas central heating

Mains drains

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES