

Old farmhouse



INFORMATION

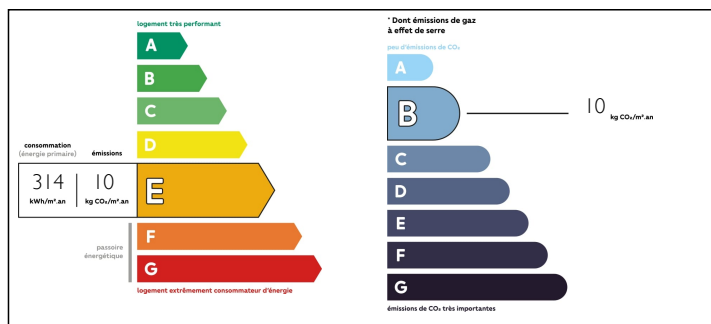
| | |
|-------------|---------------------------|
| Town: | Saint-Philippe-du-Seignal |
| Department: | Gironde |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 141 m2 |
| Plot Size: | 3985 m2 |

IN BRIEF

Located at the exit of the village of a village located a few kilometers from the Bastide of Sainte Foy la Grande, this stone house is less than 6kms from the Vigiers golf course.

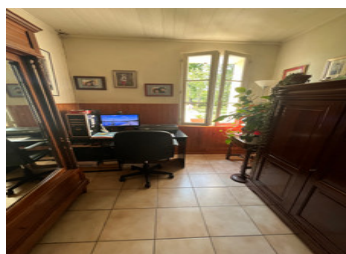


ENERGY - DPE



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

It consists of a dining room with fireplace, a kitchen (13m²), an office (8.42m²), a living room (21m²), a bedroom (12.70m²) and a bathroom with toilet (6.70m²) on the ground floor. Upstairs, a landing (27.50m²) serves two bedrooms (12.45 and 12.60m²) and also gives access to a convertible attic (12m²).

230 m² of outbuildings are adjacent to the house, giving the possibility of enlarging the living area of it.

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

NOTES