

Town house with garden

EXCLUSIVE



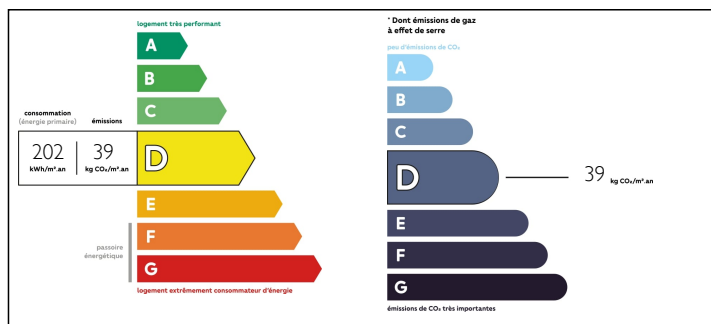
INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	105 m2

IN BRIEF

In the heart of the bastide of Sainte Foy la Grande, this townhouse is located in a quiet area only 400 meters from the train station serving Bordeaux and Sarlat. This townhouse consists of an entrance which leads to a living room with a fireplace, a kitchen, and a door giving access to a terrace with a small garden. The staircase takes you to the first floor, where you will find a landing leading to two bedrooms, one of which has its dressing room, a toilet and a bathroom. The staircase continues up to the second floor, where you will discover two bedrooms, one of which has a cupboard, as well as a WC. The house has a garden with rear access, ideal for storing a small car, and you will also find a cellar.

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

Description of the house:

The ground floor

- Entrance 9m²
- Living room with fireplace 17m²
- Kitchen 9m²
- WC

The first floor

- Two bedrooms (approximately 12.50m² each)
- WC 1.25m²
- Shower room 3.40m²

The last floor

- Two bedrooms 16m² and 9m²
- WC 1.70m²

- Cellar
- Garden
- Everything in the sewer
- City gas heating

The house benefits from double glazing, town gas central heating, mains drainage, fibre optic internet and recent electrics.

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES