

3 bedroom town house in the centre of Libourne within walking distance of the railway station.



INFORMATION

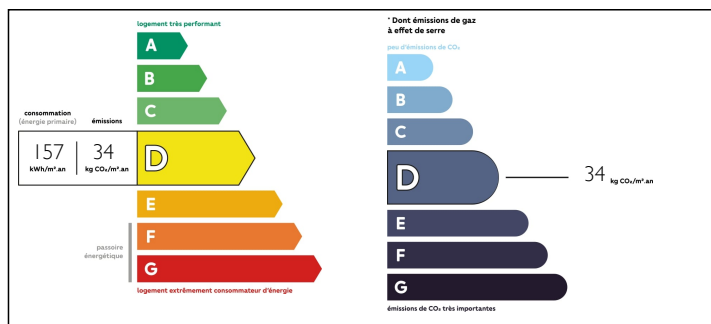
Town:	Libourne
Department:	Gironde
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	0 m2

IN BRIEF

This cosy 3-bedroom townhouse is ideally located for motorway access and within walking distance of the train station and local amenities and is only 9km from Saint-Émilion a medieval town steeped in history, perched atop a magnificent natural amphitheatre of vines. Located in the heart of Libourne, this pied-à-terre offers unrivalled access to the city's myriad attractions, including quaint cafés, gourmet restaurants and boutiques. Explore the charming cobbled streets lined with historic buildings or venture out into the surrounding countryside to discover the region's world-famous vineyards and breathtaking scenery. Libourne offers an idyllic setting for those seeking a tranquil yet dynamic lifestyle. Libourne boasts a warm and inviting atmosphere, and its friendly residents and close-knit community create a welcoming environment.



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 :

Living room - 20,54 m²

Dining room - 13,52 m²

Kitchen - 9,32 m²

Courtyard - 3,82 m²

WC - 1,30 m²

Entrance hall + stairwell - 14,46 m²

First floor :

Bedroom 1 - 12,32 m²

Bedroom 2 - 14,28 m²

Bedroom 3 - 14,28 m²

Shower room - 5,43 m²

WC - 1,36 m²

Storeroom - 4,29 m²

Hallway - 4 m²

Heating: town gas

Working fireplace

Septic tank not compliant but could be connected to mains drainage for 2915€ (estimate available)

Roof cleaned 5 years ago

Double glazing

Fibre not connected but available

The insulation in fibre glass is good

Electric shutter with remote control in the living room

Possibility to rent a garage nearby for about 48€ per month

The property has a stairlift which can be removed if not required.

Libourne is located in the Nouvelle-Aquitaine region of southwestern France, in the department of Gironde. It is situated approximately 35 kilometers northeast of Bordeaux, the capital city of the Gironde department and one of the most famous cities in France.

The proximity of Libourne to Bordeaux makes it an ideal location for those who wish to enjoy both the charms of a smaller town and the amenities and cultural offerings of a larger city. The two are

NOTES