

Retirement bungalow for people over 65 - with bedroom, living room with kitchenette and shower room.
Allocated parking space



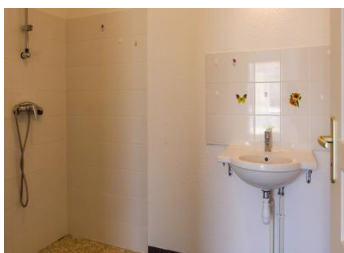
INFORMATION

Town:	GRIGNOLS
Department:	Gironde
Bed:	1
Bath:	1
Floor:	41 m2
Plot Size:	0 m2

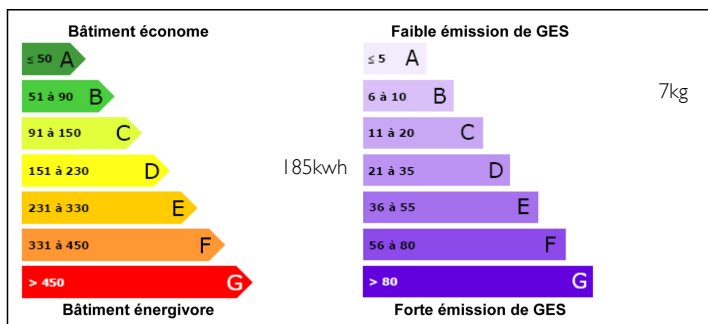


IN BRIEF

This is a small retirement bungalow in a development of 40 units, completed in 2012. The bungalow is self-contained, with a bedroom, open plan living dining room and bathroom. The development has an onsite warden and community hall for activities. Good selection of visiting services on site. Opportunity to buy and live here yourself, or to rent out. The apartments are currently rented at 450€ per month, with 92€ per month charges [60€ is recoverable from the occupant]



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

There are 6 apartments in total for sale - as an ideal investment opportunity or for your own retirement in a purpose built property close to the large village of Grignols. The apartments may have an existing tenant - or might be vacant.

This small village provides 40 small, self contained units for retired people still wanting to live an independent life.

Each block is made up of 4 bungalows: all double glazed, with entryphone system, on site warden, controlled entry and personal parking place

Accommodation details:

- Kitchen/living room – [20.5m²]
- Bedroom [12.8m²]
- Bathroom [5.3m²]
- Hallway [3.2 m²]
- Terrace [12.2m²]

Residents here have services visiting the site: doctor, physiotherapist, nurse, podiatrist, osteopath, prepared meals and so on, with social events held in the community hall, communal vegetable plots and trips out to local attractions.

The local village is accessible along a local footpath, where there is a range of shops, weekly market and social events.

The surrounding countryside is agricultural with a mild temperate climate. Nearby is the thermal spa town of Casteljaloux [15km], Marmande [25km] with its shops, restaurants, bars and railway station. The beautiful city of Bordeaux is 75km by motorway

LOCAL TAXES

Taxe foncière: 266 EUR

NOTES