

Stone house with gîte near Sainte-Foy-la-Grande.



## INFORMATION

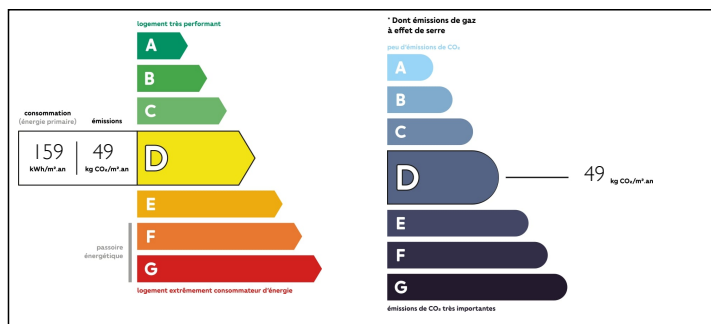
Town:	Les
Department:	Lèves-et-Thoumeyragues Gironde
Bed:	5
Bath:	2
Floor:	209 m2
Plot Size:	7000 m2

## IN BRIEF

This beautiful property comprises a main house, semi-detached, with a living area of about 70 m2 and a secondary house, adjoining, also 70 m2.



## 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

The main house, on the ground floor, has an entrance hall leading to the dining room with kitchen, and the living room where there is a magnificent stone fireplace, then a laundry room and a separate toilet.

The staircase to the first floor leads to two bedrooms of 10 m<sup>2</sup> each.

There is also a bathroom, a separate toilet and a study which leads to the third bedroom with dressing room.

The adjoining second house offers a beautiful 35 m<sup>2</sup> living room with open plan kitchen, a shower room, a WC, a 23 m<sup>2</sup> mezzanine and a bedroom.

This property has numerous outbuildings, including a storage room and a garage with a total surface area of 70 m<sup>2</sup>.

There are a wood shed and a chalet in the garden.

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

## NOTES