

Lovely 3 bedroom house with 2 apartments, a chalet, an indoor and outdoor pool, petanque pitch and garages



## INFORMATION

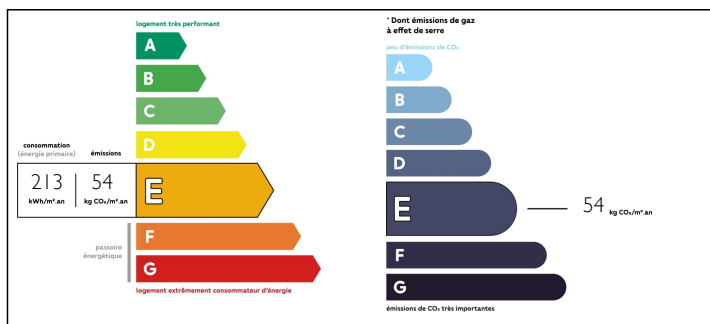
Town:	Lagorce
Department:	Gironde
Bed:	8
Bath:	4
Floor:	405 m2
Plot Size:	5000 m2



## IN BRIEF

The property is ideal for a family with dependents and as a holiday business. Lovely light and airy 3 bedroom family home with a large dressing area, open plan kitchen/diner/living room plus office. Two of the bedrooms have an attached dressing space and the home includes an Italian shower and mermaid style bath plus a sun room. Attached to the house is a large indoor swimming pool with access to a one bedroom apartment and a large two bedroom apartment and there is a detached a two bedroom chalet. Next to the outdoor swimming pool is a covered seating area and an outdoor kitchen area with sink. The garden includes a petanque ground with outdoor lighting, a vegetable patch and a fish pond. The grounds are fully fenced, with electric gates and there are several garages and plenty of space for parking. Photos of the chalet and apartments on request.

## 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.



## LOCAL TAXES

Taxe foncière: 1650 EUR

## NOTES

## DESCRIPTION

### House:

Sunroom = 28 m<sup>2</sup>

Entrance = 3,2 m<sup>2</sup>

Large dressing area plus fitted wardrobes = 7 m<sup>2</sup>

Kitchen = 22,4 m<sup>2</sup>

Dining room = 30 m<sup>2</sup>

Living room = 12,5 m<sup>2</sup>

Office = 15,4 m<sup>2</sup>

Bedroom 1 = 11 m<sup>2</sup> + Dressing space = 4,5 m<sup>2</sup>

Bedroom 2 = 10 m<sup>2</sup> + Dressing space = 6,5 m<sup>2</sup>

Bedroom 3 = 9 m<sup>2</sup>

Hallway = 3,1 m<sup>2</sup>

WC = 1,4 m<sup>2</sup>

Bathroom = 12,3 m<sup>2</sup>

### Apartment 1:

Entrance = 4,8 m<sup>2</sup>

Bathroom = 6,1 m<sup>2</sup>

Living room/Kitchen = 21 m<sup>2</sup>

Landing = 12,8 m<sup>2</sup>

Bedroom = 8,3 m<sup>2</sup>

WC = 1,3 m<sup>2</sup>

Mezzanine = 5,7 m<sup>2</sup>

### Apartment 2:

Living room/Kitchen = 40 m<sup>2</sup>

Bathroom = 8 m<sup>2</sup>

WC = 1 m<sup>2</sup>

Bedroom 1 = 17 m<sup>2</sup> + WC = 1,3 m<sup>2</sup>

Bedroom 2 = 14 m<sup>2</sup> + WC = 1,3 m<sup>2</sup>

### Chalet:

Living room/Dining room = 25,5 m<sup>2</sup>

Kitchen = 7 m<sup>2</sup>

WC = 1 m<sup>2</sup>

Bedroom 1 = 12 m<sup>2</sup>

Bedroom 2 = 11 m<sup>2</sup>

Landing = 5,5 m<sup>2</sup>

Bathroom = 3,2 m<sup>2</sup>

Mezzanine = 5,5 m<sup>2</sup>

Lean-to = 7 m<sup>2</sup>

Garage = 38 m<sup>2</sup>