

A property with gites, a swimming pool, a wooded area and a pond



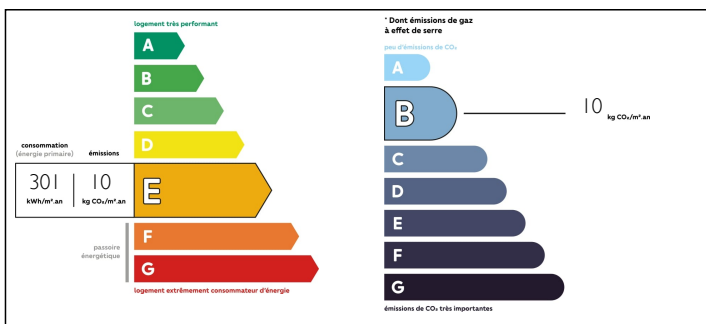
## INFORMATION

Town:	Les
Department:	Leves-et-Thoumeyragues Gironde
Bed:	11
Bath:	3
Floor:	610.75 m2
Plot Size:	62683 m2

## IN BRIEF

Four-bedroom house of 200m<sup>2</sup> + three-bedroom cottage of 80m<sup>2</sup> + three-bedroom house of 125m<sup>2</sup> + rection hall of 120m<sup>2</sup> + office of 53m<sup>2</sup> + outbuildings, garages, woods, pond, gardens and swimming pool. Les Leves et Thoumeyragues has a bakery, a restaurant, a post office and a primary school. The village, is 7km from Sainte-Foy la Grande and Pineuilh, the main towns in the bustling urban area of Pays Foyen. Sainte-Foy la Grande with its lively Saturday morning market and numerous amenities is only 10 minutes down the road. Bergerac airport is a 40-minute drive and Bordeaux is 1 hour 20 minutes.

## 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: 1800 EUR**

## NOTES

## DESCRIPTION

Four-bedroom house of 200m<sup>2</sup> + three-bedroom cottage of 80m<sup>2</sup> + three-bedroom house of 125m<sup>2</sup> + reception hall of 120m<sup>2</sup> + office of 53m<sup>2</sup> + outbuildings, garages, woods, pond, gardens and swimming pool

The main house of 200m<sup>2</sup>, in need of internal renovation, comprises a veranda of 44m<sup>2</sup>, a kitchen of 21m<sup>2</sup> with chimney, a living room of 18.5m<sup>2</sup> with chimney, a bathroom with bathtub and a shower of 6.3m<sup>2</sup>, a toilet of 1.5m<sup>2</sup> and a bedroom of 20m<sup>2</sup> with chimney. The upstairs comprises a landing and three bedrooms (20m<sup>2</sup>, 18.5m<sup>2</sup>, 21m<sup>2</sup>). Attached to the rear of the house is a garage of 42m<sup>2</sup> with access to a cellar of 45m<sup>2</sup> and a boiler room of 7m<sup>2</sup>.

The three-bedroom cottage of 80m<sup>2</sup>

The cottage comprises a kitchen of 10m<sup>2</sup>, a living room of 27.75m<sup>2</sup>, a bathroom of 6m<sup>2</sup>, a toilet of 1.25m<sup>2</sup> and three bedrooms (9.5m<sup>2</sup>, 9.5m<sup>2</sup>, 8.1m<sup>2</sup>). There are also a utility room and two terraces (32m<sup>2</sup>, 10m<sup>2</sup>).

The three-bedroom house of 125m<sup>2</sup> comprises a living room of 32m<sup>2</sup> with chimney, an open kitchen of 10m<sup>2</sup>, a living room of 29m<sup>2</sup>, a bathroom of 6.5m<sup>2</sup>, a toilet of 2m<sup>2</sup>, a laundry room of 4m<sup>2</sup>, two bedrooms (10.5m<sup>2</sup>, 10m<sup>2</sup>) and upstairs a third bedroom of 19m<sup>2</sup>.

The office of 53 m<sup>2</sup> is attached to the outbuildings and has been renovated with a tiled floor and electrics.

The reception hall of 150m<sup>2</sup>, comprises a large room of 122m<sup>2</sup>, a kitchen of 16m<sup>2</sup>, a toilet of 2m<sup>2</sup> and a bedroom of 10m<sup>2</sup>.

Three garages...