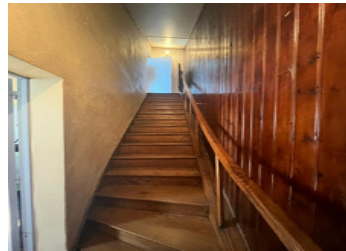


House for investors



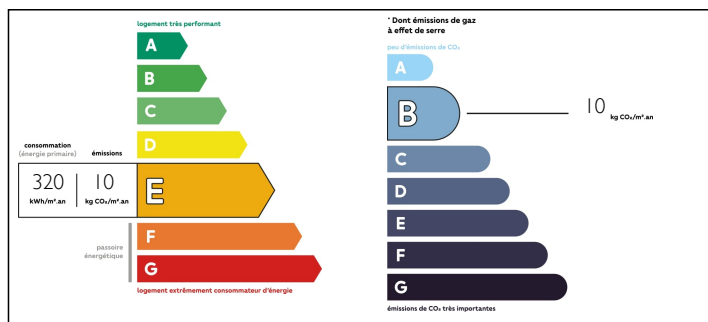
INFORMATION

| | |
|-------------|----------|
| Town: | Pineuilh |
| Department: | Gironde |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 174 m2 |
| Plot Size: | 2000 m2 |

IN BRIEF

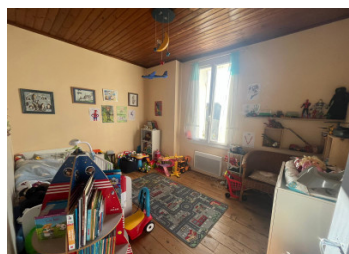
This house is for you if you are looking to invest for rental purposes. In this house, there are two houses as well as a large one of 39m² and two garages of 28m² and 000m². The house is connected to main drainage. The first home is rented of 105m² including an entrance hall 5,59m², a kitchen 18,50m², a utility room 11,06m², a living room 19m², a shower room with toilet 3,68m². The upstairs comprises three bedrooms (15,53m², 11,75m² and 15,26m²). Garden, double glazing The second home including a kitchen, a living room, a shower room with toilet and one bedroom. To be renovated Located on the outskirts of the bastide of Sainte-Foy-la-Grande, the house is close to shops, schools, a train station, and the popular market of Sainte-Foy-la-Grande.

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 bastide of Sainte Foy la Grande, which with its urban area has a wide variety of shops and services and lies on the Bordeaux-Libourne-Bergerac-Sarlat train line with the TGV high speed train connection to Paris.

The A89 motorway (Bordeaux-Clermont Ferrand) is 20km north. Bergerac and Bordeaux with their international airports are respectively 23 and 69km away. The World Heritage town of Saint Emilion, perched amongst its famous vineyards, is only 38km west.

The renowned 27-hole golf course of Chateau des Vigiers is only 10km away.

Bordeaux, a beautiful and cosmopolitan city with stunning architecture, excellent designer shops, numerous restaurants and varied nightlife is the center of the Gironde and was voted the best European destination in 2015.

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

NOTES