

Detached villa with guesthouse and two barns.

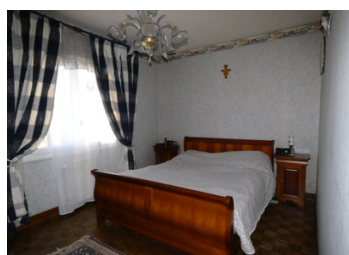
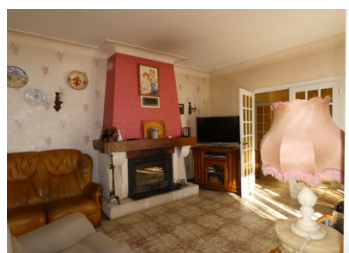


INFORMATION

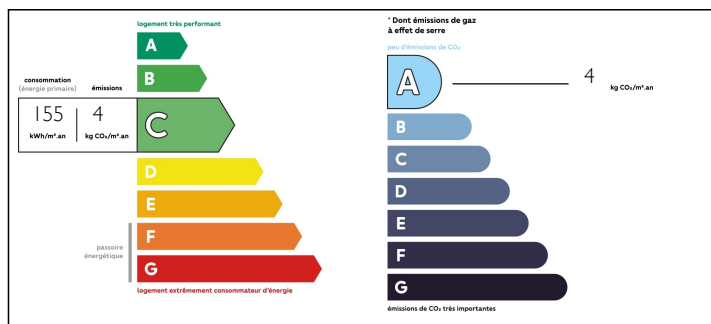
Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	5
Bath:	2
Floor:	153.55 m2
Plot Size:	4730 m2

IN BRIEF

This villa proudly stands in the middle of its acre and more fenced-in garden with two drives. The fitted kitchen (16.30m²) as well as the living room (29.50m²) with wood burner have French doors onto the terrace overlooking the ornamental garden. There are three bedrooms (11.50m², 11.50m² and 14m²) a shower room and a separate toilet. There is also plenty of storage space with a laundry room (26m²), a utility room (35m²) and a pantry (10m²). Another part of the house comprises an independent guesthouse with a living room, a kitchen, a shower room, a toilet and two bedrooms. It benefits from a covered terrace (20m²) to the south. Detached from the villa lies a barn (140m²) and to the rear another barn (95m²) closed on three sides. The garden has a well, a large vegetable plot and a small orchard. The house has just recently had an ecological heating system...



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

Set in a quiet residential area of a few houses surrounded by fields yet only 3 miles to supermarkets, railway station, hospital, schools etc. The golf and holiday resort of Château de Vigiers is 4 miles down the road and Bergerac with its international airport is less than 15 miles to the East.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES