

## 1930s renovated town house



## INFORMATION

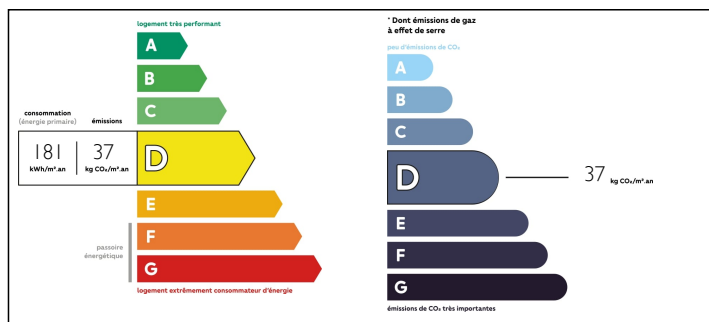
Town:	Pineuilh
Department:	Gironde
Bed:	3
Bath:	1
Floor:	117.5 m2
Plot Size:	535 m2

## IN BRIEF

This stylish 1930s town house, a short walk to all you need and more, has been carefully modernised. On the ground floor a covered porch, an entrance hall (5m<sup>2</sup>), a study (8.60m<sup>2</sup>) with access to an underground wine cellar, a shower room with WC (6m<sup>2</sup>), a dining room (17m<sup>2</sup>), a fitted kitchen (12.50m<sup>2</sup>) and a lounge (27m<sup>2</sup>). The wooden stairs lead to a landing, a front bedroom (15.60m<sup>2</sup>), a rear bedroom with fitted cupboards (12.20m<sup>2</sup>), a third bedroom (8.20m<sup>2</sup>) and a toilet with WC and wand-hand basin (2.40m<sup>2</sup>) that gives access to a balcony.

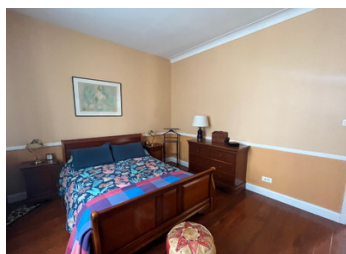


## ENERGY - DPE



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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

This Arcachonnaise-style house sits proud in the middle of its fully fenced in garden that has been well laid out with lots of parking space to the front and private lawn and patio to the south.

The house boasts many original features such as wooden flooring, tiles in the entrance hall and a delightful, air-conditioned lounge immersed in light and dominating the garden.

A rare opportunity in a lovely area.

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

## LOCAL TAXES

Taxe foncière: 721 EUR

## NOTES