

Town House to be renovated 4 bedrooms , 2 w.c. and 1 bathroom with gated front terrace and courtyard at rear.



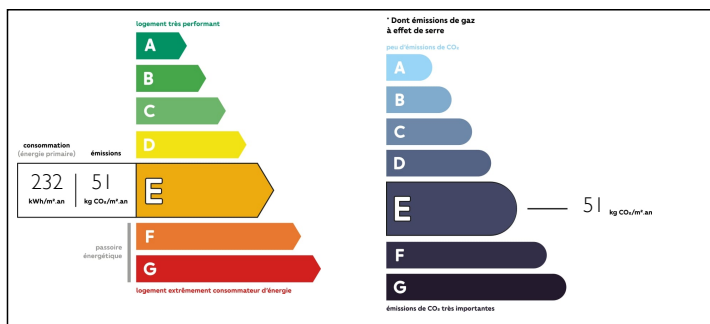
## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	0
Floor:	132 m2
Plot Size:	30 m2

## IN BRIEF

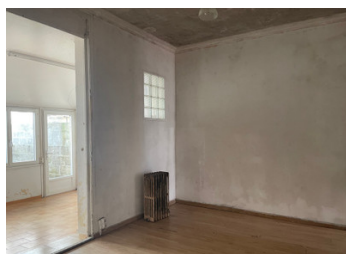
This stone town house offers plenty of space for a family home. It requires total renovation but comes at a good price. You access the house through a gated terrace which leads to the front door. Inside the front door the bright and airy lounge approx 19m2 which is to your left. the corridor leads to another room which could be a dining area or another lounge 17m2 . there is a W.C. off this room. There is a step down into the kitchen area which has a small room which could be a pantry or even a small shower room . Off the kitchen there is a veranda area this leads into the garden courtyard at the rear. Back into the corridor there are stairs which lead to the first floor where there are two good rooms, a seperate w.c. and a bathroom. Stairs to the second floor...

## 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

Terrace front and back total 35m2 approx outside area. Back area 20.5m2 approx.

Lounge 19m2 approx

Dining Room 17m2 approx

Kitchen area 10.38m2 approx

small room off kitchen 1.18m2 approx

back bedroom 1st floor 17m2 approx

front bedroom 13.27m2 approx

bathroom and separate wc

2nd floor back room 17.37m2 approx

front room including loft space 12.37m2 approx

This house is eligible for grants under the loi de Normandie

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

## NOTES