

Beautiful renovated stone house with 4 bedrooms, swimming pool, garden and garage



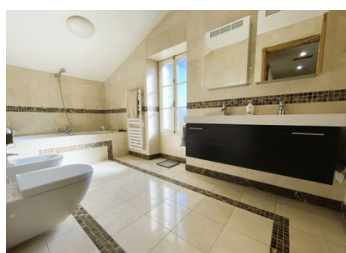
## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Cartelègue |
| Department: | Gironde    |
| Bed:        | 4          |
| Bath:       | 2          |
| Floor:      | 127 m2     |
| Plot Size:  | 625 m2     |

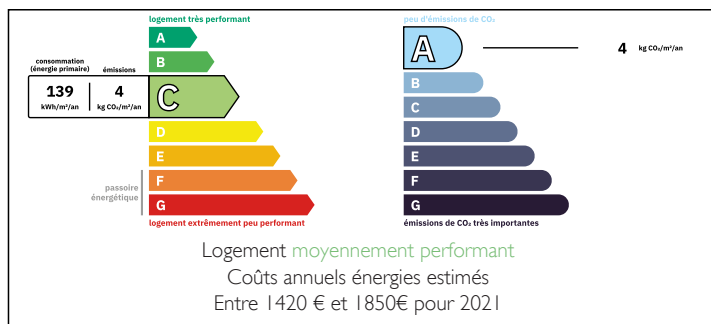
## IN BRIEF

A godsend if you are looking for a house that offers many advantages. This beautiful semi-detached building in French stone has an attractive charm. Especially if you are looking for a house with not much work on it because this gem is already completely finished. There are 4 bedrooms, one of which is on the ground floor. Everything has been renovated to a high standard. Can you already see yourself sitting on the terrace? Or diving into the pool before dinner? It's all possible here. What is also nice about this house is that it is close to all necessary facilities. You are not far from village, town, shops or medical assistance.

On the ground floor you will also find a comfortable kitchen, a shower room, a pantry and a cosy lounge. On the first floor there are 3...



## 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

Interior \*Ground floor

- Salon (51m<sup>2</sup>) with parquet flooring
- Kitchen (10m<sup>2</sup>)
- Shower room (4m<sup>2</sup>)
- Bedroom or office (10m<sup>2</sup>)
- Storage room (3m<sup>2</sup>)
- Hallway (4,5m<sup>2</sup>)

\*Floor

- Bedroom 1 (9m<sup>2</sup>)
- Bedroom 2 (11m<sup>2</sup>)
- Bedroom 3 (8m<sup>2</sup>)
- Bathroom (8,5m<sup>2</sup>)

Exterior

- Garage (21m<sup>2</sup>)
- Pool house (12m<sup>2</sup>)

## LOCAL TAXES

**Taxe foncière: 1333 EUR**

**Taxe habitation: 1052 EUR**

General

- Automatic acces gate
- Alarm
- Shutters
- Oak floor and doors

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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