

Under offer



INFORMATION

Town:	Ligueux
Department:	Gironde
Bed:	6
Bath:	3
Floor:	350 m2
Plot Size:	37000 m2

IN BRIEF

An avenue of poplars welcomes you into the fully enclosed park. A few steps lead you to the main entrance. It will in turn lead you to a living room with its stone fireplace, a bright dining room with a second open fireplace, a fitted kitchen, a pantry and a laundry room. In each of the living rooms, a French window opens onto the terrace.

On the night side, you will find six bedrooms, one of which has access to the terrace. A shower room, two bathrooms and two toilets complete this property.

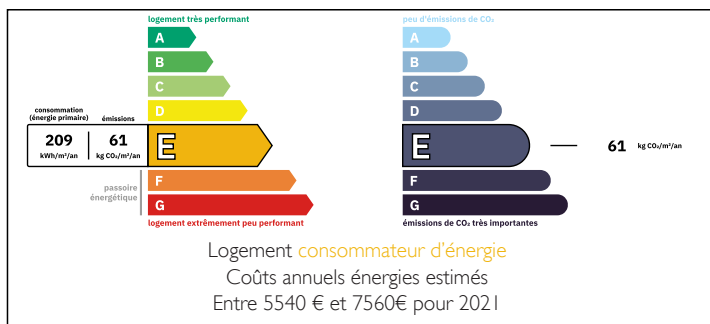
This house benefits from old-world charm with its exposed beams, solid wood flooring and high ceilings.

It is located in the middle of a fully enclosed park of more than three hectares.

A garage and a shelter complete the property.

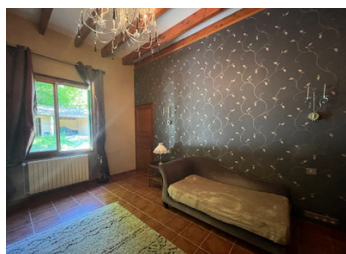


ENERGY - DPE



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

An entrance at the rear of the house allows access to it without no steps.

Measurements

- Entrance: 15.25m²
- Dining room: 43.50m²
- Kitchen: 22.50m²
- Living room: 43.50m²
- Bedroom: 22.85m²
- Corridor: 48.25m²
- Laundry room: 4.85m²
- Shower room: 4.90m²
- WC: 2.15m²
- Cellar: 4m²
- Bathroom: 9.80m²
- Clearance: 1m²
- Bedroom: 19.25m²
- Bedroom: 20m²
- Bedroom: 18.20m²
- Entrance: 13.50m²
- Bedroom: 19.25m²
- Bedroom: 19.25m²
- Clearance: 3m²
- WC: 2m²
- Bathroom: 5m²
- Boiler room: 7.20m²
- Total: 349.20m²

LOCAL TAXES

Taxe foncière: 960 EUR

NOTES

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