

Family home



INFORMATION

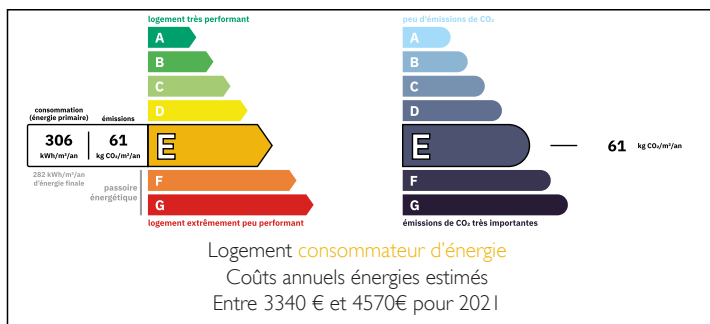
Town:	Pineuilh
Department:	Gironde
Bed:	5
Bath:	3
Floor:	179 m2
Plot Size:	1281 m2

IN BRIEF

A family home close to shops and amenities. The entrance hall leads into a kitchen on the left, a lounge and a dining room on the right. The second part of the ground floor comprises a library, a utility room, a study, a bedroom with en-suite shower room, a WC and a service entrance. Upstairs, there are four bedrooms, a bathroom, a toilet and a shower room. The first floor can be accessed independently from the rest of the house.

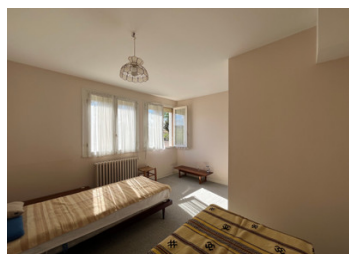


ENERGY - DPE



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

Ground floor :

- Entrance hall 6,33m²
- Kitchen 11,68m²
- Living room 22,47m²
- Dining room 11,50m²
- Library 12,05m²
- Utility room 9,81m²
- Study 12,73m²
- Service entrance 14,70m²
- WC 2,13m²
- Shower room 3,28m²
- Bedroom 10,19m²
- Total 116,87m²

First floor

- Bedroom 11,34m²
- Bedroom 14,51m²
- Corridor 3,61m²
- Bathroom 3m²
- Bedroom 10,20m²
- Hallway 1,98m²
- WC 1,07m²
- Bedroom 10,50m²
- The bathroom 6,83m²
- Total surface area 63,04m²
- Garage 16,45m²
- Carport 13m²

LOCAL TAXES

Taxe foncière: **975 EUR**

NOTES

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