

Stone house

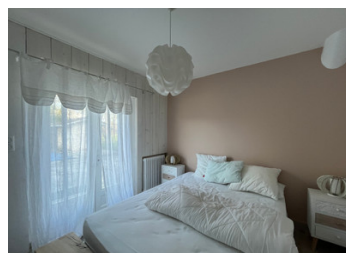


INFORMATION

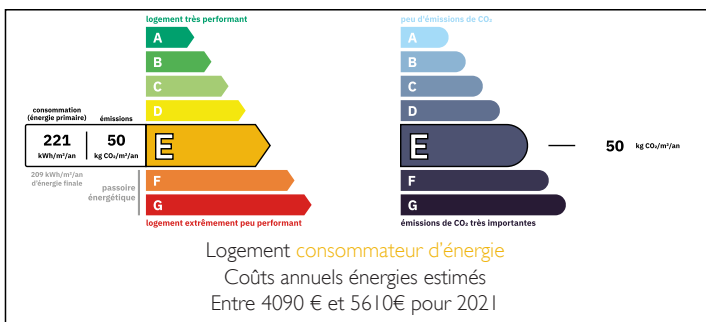
Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	6
Bath:	4
Floor:	307 m2
Plot Size:	5405 m2

IN BRIEF

Nestled in the heart of the vineyards, this pretty six-bedroom house is very bright thanks to numerous openings. It offers beautiful volumes on two levels. On the garden level, you will find an entrance with an open kitchen on the right and a living/dining room on the left, each room having access to a terrace. A corridor leads to three bedrooms, two of which have access to a balcony, as well as a bathroom and a separate toilet. The basement can be used as an independent dwelling. It consists of three bedrooms including a master bedroom, as well as two bathrooms with WC. A beautiful living room with equipped kitchen completes the living space of this level which also includes a laundry room, a storage room, a boiler room and a garage. The house...

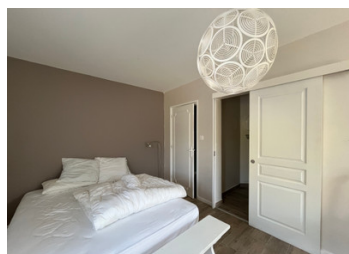


ENERGY - DPE



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

Garden level

- Entrance: 7.60m²
- Kitchen: 30.61m²
- Living/dining room: 60.69m²
- Corridor: 9.80m²
- WC: 1.81m²
- Bedroom 1: 10.52m²
- Bedroom 2: 11.92m²
- Bedroom 3 with dressing room: 24.11m²
- Room bathroom: 8.29m²

Total: 165.35m²

Basement

- Living room + open kitchen: 47m²
- Bedroom 4, WC + bathroom: 23.77m²
- Bedroom 5: 9.30m² - Bathroom: 8.14m²
- Bedroom 6 : 13.16m²
- Corridor: 19.60m²
- Landing: 0.73m²
- Laundry room: 12.75m²
- WC + Bathroom: 3.90m²
- Boiler room: 9.14m²
- Garage: 16.74m²
- Reserve: 8m²

Total: 138.35m²

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

LOCAL TAXES

Taxe foncière: 1419 EUR

NOTES