LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36017JNS33 Price: 136 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (128 000 EUR without fees)

House in Coutras of 105m with 130m of outbuildings.













INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1990 m2

IN BRIEF

House in Coutras of 105m² with 130m² of outbuildings.

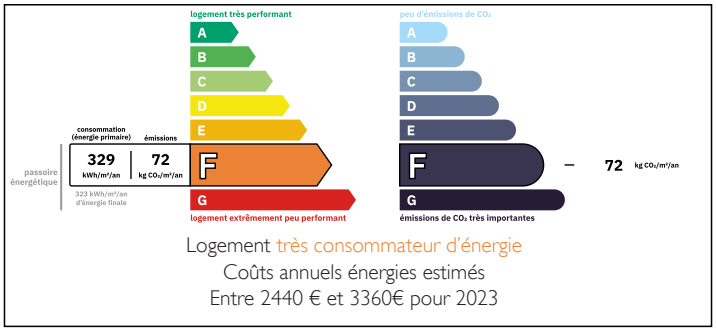
Set on a 2000m² plot, this house needs updating.

Comprising a lounge surrounded by a terrace, a separate kitchen, 2 large bedrooms of 16 and 14m², a bathroom, a toilet, a large utility room and a cellar of 19 and 16m², a wine cellar of 28m², a garage of 24m² and a converted attic of 60m² which could potentially accommodate 2 additional bedrooms.

This living space can be converted and renovated if more bedrooms or offices are required, or for example a workshop.

The plot has a well and an old vegetable garden with fruit trees.

ENERGY - DPE



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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.

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DESCRIPTION

105m² house to renovate in Coutras.

130m² outbuilding

Land of 2000m² with well.

Town centre 2km away, supermarket 500m, fast internet, mains drainage.

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

NOTES