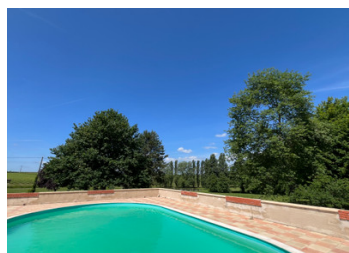


A property with gites, a swimming pool, a wooded area and a pond



INFORMATION

Town:	Les
Department:	Leves-et-Thoumeyragues Gironde
Bed:	11
Bath:	3
Floor:	610 m2
Plot Size:	62683 m2

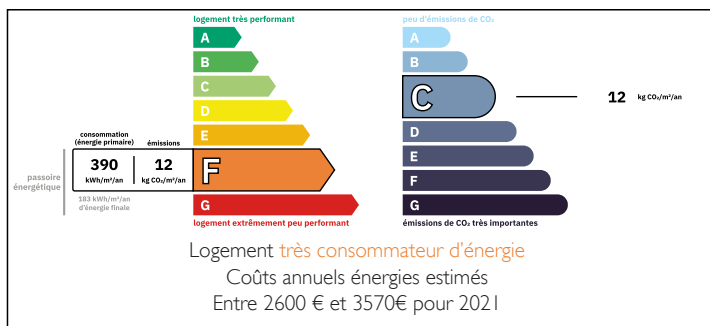
IN BRIEF

Four-bedroom house of 200m² + three-bedroom cottage of 80m² + three-bedroom house of 125m² + rection hall of 120m² + office of 53m² + outbuildings, garages, woods, pond, gardens and swimming pool.

Les Leves et Thoumeyragues has a bakery, a restaurant, a post office and a primary school. The village, is 7km from Sainte-Foy la Grande and Pineuilh, the main towns in the bustling urban area of Pays Foyen.

Sainte-Foy la Grande with its lively Saturday morning market and numerous amenities is only 10 minutes down the road. Bergerac airport is a 40-minute drive and Bordeaux is 1 hour 20 minutes.

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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

Four-bedroom house of 200m² + three-bedroom cottage of 80m² + three-bedroom house of 125m² + reception hall of 120m² + office of 53m² + outbuildings, garages, woods, pond, gardens and swimming pool

The main house of 200m², in need of internal renovation, comprises a veranda of 44m², a kitchen of 21m² with chimney, a living room of 18.5m² with chimney, a bathroom with bathtub and a shower of 6.3m², a toilet of 1.5m² and a bedroom of 20m² with chimney. The upstairs comprises a landing and three bedrooms (20m², 18.5m², 21m²). Attached to the rear of the house is a garage of 42m² with access to a cellar of 45m² and a boiler room of 7m².

The three-bedroom cottage of 80m²

The cottage comprises a kitchen of 10m², a living room of 27.75m², a bathroom of 6m², a toilet of 1.25m² and three bedrooms (9.5m², 9.5m², 8.1m²). There are also a utility room and two terraces (32m², 10m²).

The three-bedroom house of 125m² comprises a living room of 32m² with chimney, an open kitchen of 10m², a living room of 29m², a bathroom of 6.5m², a toilet of 2m², a laundry room of 4m², two bedrooms (10.5m², 10m²) and upstairs a third bedroom of 19m².

The office of 53 m² is attached to the outbuildings and has been renovated with a tiled floor and electrics.

The reception hall of 150m², comprises a large room of 122m², a kitchen of 16m², a toilet of 2m² and a bedroom of 10m².

Three garages...