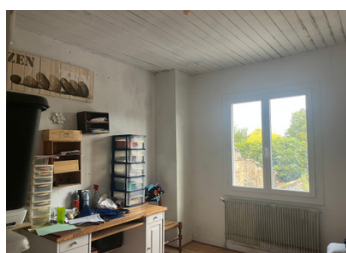


130m² townhouse with garden



INFORMATION

Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	4
Bath:	1
Floor:	130 m ²
Plot Size:	595 m ²

IN BRIEF

Come and discover this 130 m² townhouse on a 593 m² plot, perfect for family life combining space, comfort and conviviality.

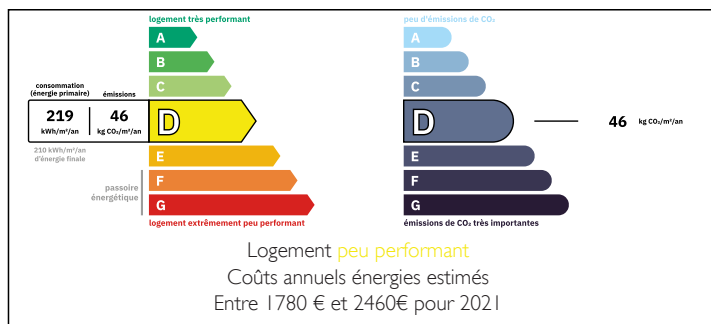
On the ground floor, a large, bright living/dining room welcomes you as you enter. The house also has a large kitchen, pantry and separate WC.

Upstairs, the sleeping area offers four comfortable bedrooms and a family bathroom.

Outside, you will enjoy a quiet private garden with a garden shed, as well as a detached garage with a basement.

A terrace of over 30m² completes this property, ideal for summer meals and relaxing moments.

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

Townhouse of approximately 130 m² with garden, in a quiet location, close to amenities (school, secondary school, shops, etc.) and situated on a plot of 593 m².

It comprises four bedrooms and a large bathroom upstairs.

On the ground floor there is an entrance hall, a living/dining room, a kitchen, a pantry and a separate toilet.

In the garden there is a tiled terrace, a garden shed and a garage with a basement.

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

LOCAL TAXES

Taxe foncière: 636 EUR

NOTES