LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40658JNS33 Price: 520 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR without fees)

Stone house in Saint Denis de Pile















INFORMATION

Town:	**Saint-Denis-de-Pile**
Department:	**Gironde**
Bed:	**5**
Bath:	**2**
Floor:	**195 m2**
Plot Size:	**3300 m2**

IN BRIEF

160m² stone bourgeois house, approximately 15 minutes from Libourne and Saint Emilion, 45 minutes from Bordeaux.

Including 4 bedrooms, one on the ground floor. Two shower rooms and two WCs. A living room with open-plan fitted and equipped kitchen, an additional lounge.

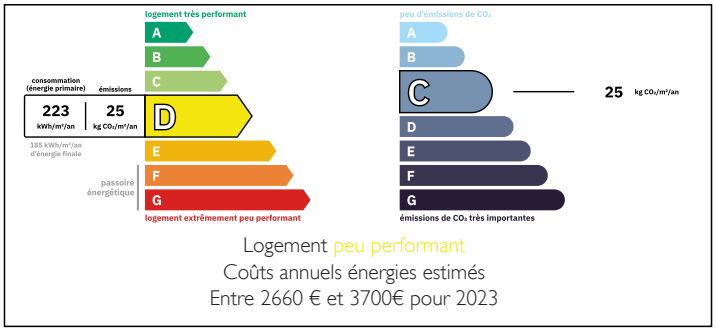
Renovations carried out less than 5 years ago including: roofing, insulation, windows carpentry, air conditioning and boiler.

Converted basement of approximately 90m².

Wooded plot of 3300m² with a swimming pool and pool house.

Outbuildings of approximately 150m² including parking spaces and a converted gite of 35m².

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2660 € et 3700€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1865 EUR**

NOTES

DESCRIPTION

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

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