LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40661BDG33 Price: 210 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (200 000 EUR without fees)

3-bedroom house in a quiet location in Gironde! 1 separate fitted kitchen, 1 living room, enclosed grounds, ga















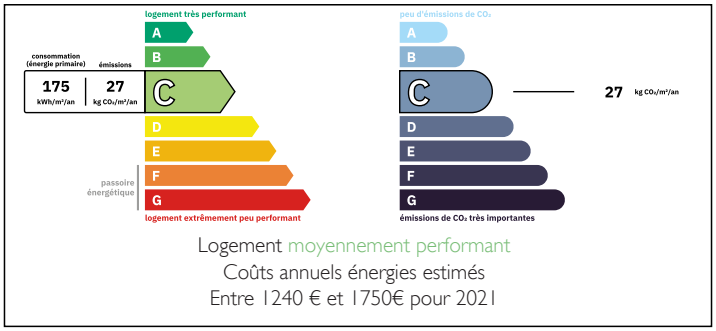
INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	4126 m2

IN BRIEF

In a peaceful setting, this 1,275-square-foot house stands out for its charm and green surroundings. Built on a large 4,300-square-foot lot, it offers a pleasant and spacious living area, ideal for families. Comprising six rooms, including three bright bedrooms, this home enjoys good exposure, ensuring beautiful natural light throughout the day.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1240 € et 1750€ pour 2021

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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NOTES

DESCRIPTION

A large, fully equipped kitchen with a stone fireplace will welcome your guests around a large table. The cozy living room is perfect for spending time with family or friends, and a wood-burning stove is installed in the stone fireplace, adding a warm touch. Upstairs, the functional bathroom and separate toilet add to the comfort of this house. Built around 1930, it has retained its authentic character and has been carefully maintained, putting it in good overall condition. The roof has been regularly maintained and the drainage system is compliant.

A significant advantage is that this house is not overlooked, allowing you to enjoy the garden and outdoor space to the full.

In addition, its proximity to public transportation makes daily commutes easy. Close to the Coutras train station, you can travel to Bordeaux on a daily basis and enjoy a green setting.

With a class C energy performance rating, it combines comfort and energy savings, making this property a wise choice for a pleasant and peaceful living environment.

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