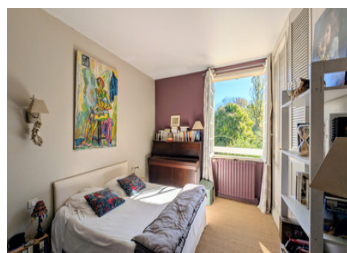
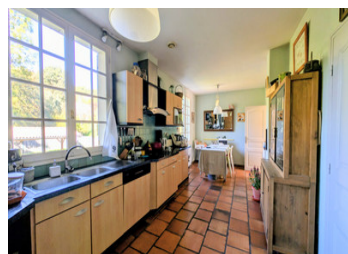


A 220m family home in Fargues-Saint-Hilaire



INFORMATION

Town:	Fargues-Saint-Hilaire
Department:	Gironde
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	4800 m2



IN BRIEF

A 220m² family home set on a wooded plot of 4,800m².

Wide range of potential conversion options available.

The house currently comprises a bright 50m² south-east facing living room, an adjoining fitted and equipped kitchen, a study, three bedrooms and a bathroom.

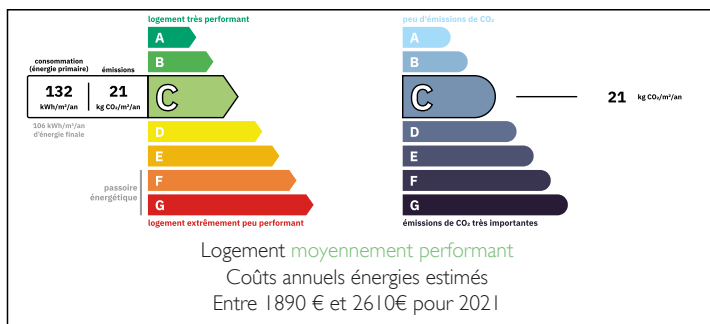
On the ground floor, there is a fully equipped, self-contained 30m² studio, a shower room, a utility room and two further bedrooms, one of which has been converted into a home office for a self-employed professional.

Wooded grounds in a natural setting with a swimming pool.

Garage and outdoor parking spaces.

Just 2 minutes from Fargues town centre and 20 minutes from Bordeaux.

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

A 220m² family home set on a wooded plot of 4,800m².

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



NOTES