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www.frenchestateagents.com

Ref: A42372JNS33 Price: 587 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (565 000 EUR without fees)

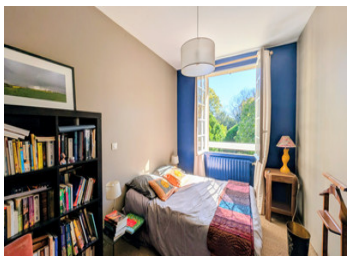
# A 220m family home in Fargues-Saint-Hilaire















## 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.

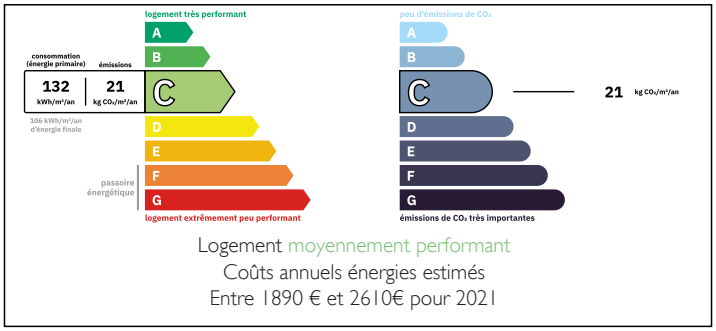
On the ground floor, there is a fully equipped, self-contained 30m² studio, a shower room, a utility room and two further bedrooms, one of which has been converted into a home office for a self-employed professional.

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




Logement moyennement performant

Coûts annuels énergies estimés

Entre 1890 € et 2610€ 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.

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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# DESCRIPTION

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

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

# NOTES

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