LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43066CAH33 Price: 144 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (133 334 EUR without fees)

Renovated townhouse with garden















INFORMATION

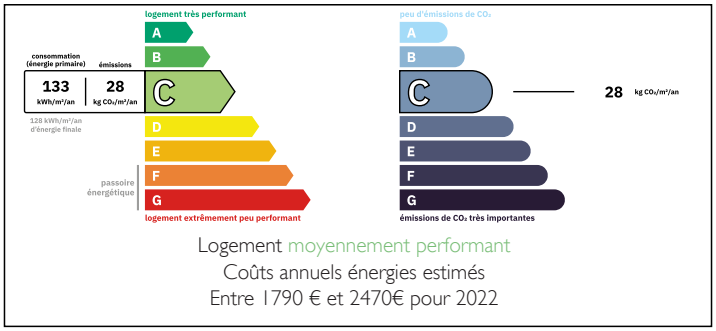
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	100 m2

IN BRIEF

Leggett Immobilier presents this renovated four-bedroom town house with a charming, secluded garden.

It is located in the heart of the fortified town of Sainte Foy la Grande and its renowned market.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1790 € et 2470€ pour 2022

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.
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LOCAL TAXES

Taxe habitation:	**791 EUR**

NOTES

DESCRIPTION

The house, with approximately 148 m² of living space, comprises, on the ground floor: an entrance hall (3.90 m²), an office (9.65 m²), a WC (4.5 m²) and a fitted kitchen opening onto a living/dining room (41.50 m²) with a fireplace equipped with a wood burner. French doors lead to the garden with its terrace, gazebo and shed.

The first floor includes a landing with a WC, a master suite (26.80 m²) with a shower room and dressing room and a second bedroom.

The second floor consists of a landing leading to two bedrooms and a shower room.

The house is equipped with double-glazed windows, mains drains and town gas central heating.

The Pays Foyen region, with Pineuilh and Sainte Foy la Grande as its main towns, offers all amenities and services, including a train station (Bordeaux-Bergerac-Sarlat line) with TGV and LGV connections to Paris. The A89 motorway (Bordeaux to Clermont-Ferrand) is 24 km to the north. Bergerac (25 km) and Bordeaux (74 km) airports offer international flights. The UNESCO World Heritage town of Saint-Émilion is 35 km away, and the Château des Vigiers with its 27-hole golf course is just 6 km away. Bordeaux, a true cosmopolitan metropolis and the heart of the Gironde region and its vineyards, boasts a wealth of architecture, shops, diverse restaurants, and a vibrant cultural and nightlife scene; it was voted the best European destination in 2015.

Information about risks to which this property is exposed is available on the Géorisques website :...

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