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Ref: A43993VGR33 Price: 199 500 EUR

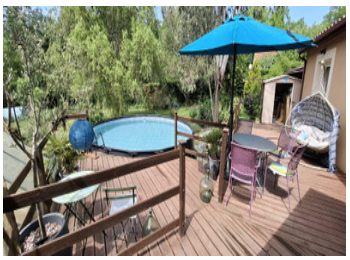
agency fees included: 6 % TTC to be paid by the buyer (188 000 EUR without fees)

Charming Single-Storey Home in immaculate condition 3 bedrooms, 2 bathrooms in quiet setting.















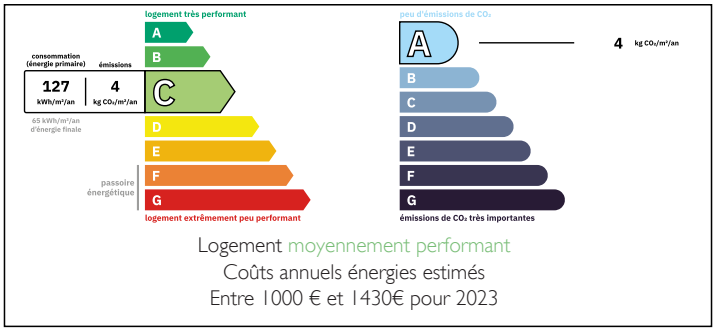
INFORMATION

Town:	Margueron
Department:	Gironde
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	2961 m2

IN BRIEF

Beautifully presented and exceptionally well-maintained single-storey home set in a peaceful location just minutes from Pineuilh and Sainte-Foy-la-Grande. The property offers a bright 50 m² open-plan living space with fitted kitchen, integrated appliances, wood burner, air conditioning, and French windows opening onto a lovely terrace with above ground swimming pool. Three bedrooms include a principal suite with dressing and en-suite. The landscaped garden is private and not overlooked, providing a tranquil setting to relax and enjoy outdoor living. Additional features include outbuildings, carport, greenhouse, and full double glazing. Ideal as a permanent home or holiday retreat, all within easy reach of Bordeaux.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1000 € et 1430€ 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.

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NOTES

DESCRIPTION

Charming Single-Storey Home with Landscaped Garden – Near Pineuilh & Sainte-Foy-la-Grande

Situated just five minutes from the shops, train station, and amenities of Pineuilh and Sainte-Foy-la-Grande, this attractive and extremely well-maintained single-storey home enjoys a peaceful setting within a beautifully landscaped garden.

The property opens into a bright and spacious open-plan living area of approximately 50 m², comprising a lounge, dining space, and fitted kitchen. The kitchen offers ample storage and includes an integrated fridge freezer. This welcoming room benefits from French windows leading onto the terrace, a wood-burning stove, and air conditioning, creating a comfortable and versatile living space throughout the year.

The accommodation includes three bedrooms. A 10 m² bedroom, currently used as a home office, offers flexibility for a variety of uses. A second bedroom of 14.5 m² features fitted wardrobes, while the principal bedroom of 13.8 m² benefits from a dressing area and an en-suite shower room of 5.5 m².

Additional interior space includes a 4 m² hallway, a separate WC of 1.5 m², and a family bathroom of 7.2 m² equipped with a bath, shower, wash basin, and electric towel rail. The home is fitted with blinds to all windows, adding both comfort and practicality.

Outside, the landscaped garden provides a tranquil environment with no overlooking neighbours, offering a pretty and private outlook. A full-length wooden terrace runs along the house, ideal for outdoor dining and relaxation, with both sunny and shaded areas. There is also an above ground swimming pool to cool off...