LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44299GUH33 Price: 325 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (310 000 EUR without fees)

Modern single-storey home, bright and well laid out















INFORMATION

Town:	Montagne
Department:	Gironde
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	884 m2

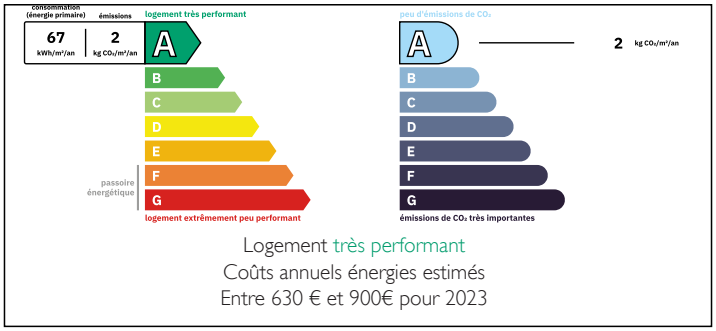
IN BRIEF

Modern single-storey home, bright and well laid out, featuring a spacious and welcoming living area with a fully equipped contemporary kitchen. It includes three bedrooms, one of which is a master suite, a modern shower room, and a separate laundry room.

Set on a private 880 m² plot with no overlooking neighbors, the property offers a well-maintained outdoor space with a terrace and pool house, as well as an insulated garage and carport. Modern features include aluminum windows, electric shutters, and fiber internet.

A turnkey home, comfortable and ready to move into.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 630 € et 900€ 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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LOCAL TAXES

Taxe foncière: **1217 EUR**

NOTES

DESCRIPTION

In a peaceful and pleasant setting, this recent single-storey home offers a comfortable living environment with high-quality finishes and remarkable brightness thanks to its large openings to the outside. It features a proper entrance leading to a spacious and welcoming living area with a fully equipped modern kitchen and central island, ideal for sharing moments with family or friends.

The sleeping area includes three bedrooms, one of which is a master suite, as well as a contemporary shower room with a walk-in shower. An independent laundry room completes the property, ensuring a practical and well-organized daily life. The layout is functional and perfectly maintained.

Set on a plot of approximately 880 m² with no overlooking neighbors, the property offers a well-kept outdoor space with a terrace and pool house, perfect for enjoying sunny days. You also benefit from an insulated garage and a carport, adding extra comfort. Aluminum joinery, electric roller shutters, and fiber internet are included among the features.

A turnkey home, modern and welcoming, ready to accommodate your life project.

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