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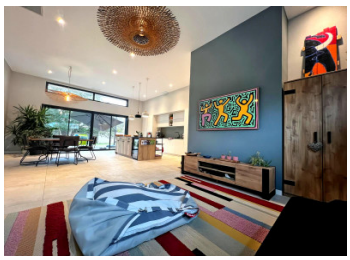
Ref: A44377OD33 Price: 510 000 EUR

agency fees to be paid by the seller

Modern single-story home with a garden and garage in a sought-after residential area



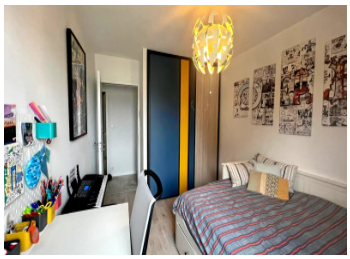












INFORMATION

Town:	**Latresne**
Department:	**Gironde**
Bed:	**4**
Bath:	**2**
Floor:	**144 m2**
Plot Size:	**794 m2**

IN BRIEF

Contemporary Single-Story Home – Spacious Rooms & Exceptional Natural Light

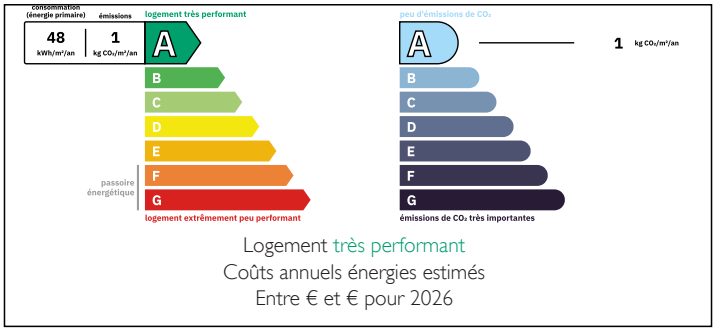
Located in a sought-after residential neighborhood, this stunning contemporary single-story home will charm you with its spacious rooms and abundant natural light.

As soon as you walk in, you'll discover a spacious living area, enhanced by high ceilings and large windows that let in natural light all day long. The modern, functional kitchen blends seamlessly into this inviting space.

In the living area, the house features 4 bedrooms, including 1 master suite, and 1 bathroom.

Outside, enjoy a pleasant, secluded garden and a terrace perfect for relaxing or dining al fresco.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre € et € pour 2026

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.

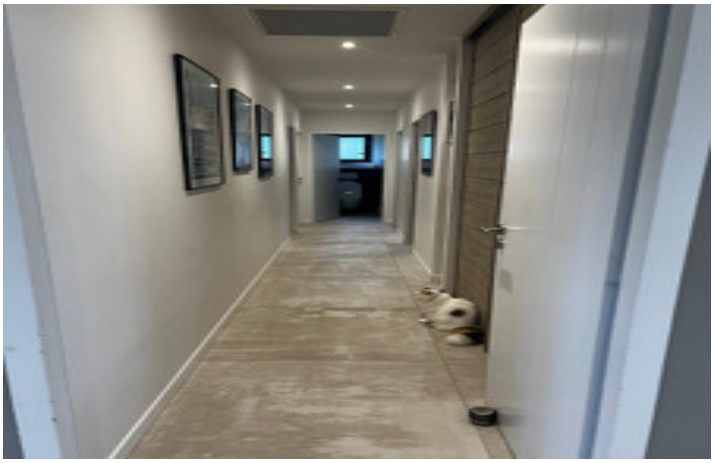
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1593 EUR**

NOTES

DESCRIPTION

Contemporary Single-Story Home – Spacious Rooms & Exceptional Natural Light

Located in a sought-after residential neighborhood, this stunning contemporary single-story home will charm you with its spacious rooms and abundant natural light.

As soon as you walk in, you'll discover a spacious living area, enhanced by high ceilings and large windows that let in natural light all day long. The modern, functional kitchen blends seamlessly into this inviting space.

In the living area, the house features 4 bedrooms, including 1 master suite, and 1 bathroom.

Outside, enjoy a pleasant, secluded garden and a terrace perfect for relaxing or dining al fresco.

A garage completes this property.

No renovations needed: all you have to do is move in.

A rare find in the area, combining comfort, modernity, and quality of life.

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