LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44429JNS33 Price: 262 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (250 000 EUR without fees)

210m family home in Abzac















INFORMATION

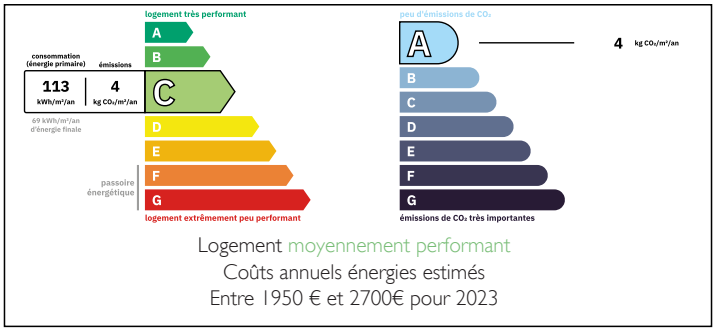
Town:	Abzac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	2063 m2

IN BRIEF

A 15-minute drive from Libourne and St Emilion, a fully renovated 210m² stone house in Abzac.

On the ground floor, a fitted and equipped kitchen opening onto a spacious 70m² double living room, featuring a Bullerjan, Canadian wood-burning stove at its centre. Bathroom and separate toilet.
Upstairs, 3 spacious bedrooms, with the potential to create a 4th. Shower room and separate toilet.
2,000m² south-facing plot, overlooking a wooded area. Landscaped garden with above-ground swimming pool, a cosy terrace, barbecue area and automated koi fish pond. Well with pump.
House in the village of Abzac, with all the town's amenities nearby.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1950 € et 2700€ 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.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44429JNS33 Price: 262 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (250 000 EUR without fees)







DESCRIPTION

A 15-minute drive from Libourne and St Emilion, a fully renovated 210m² stone house in Abzac.

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

LOCAL TAXES

Taxe foncière:	**1281 EUR**

NOTES

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