LEGGETT
IMMOBILIER INTERNATIONAL

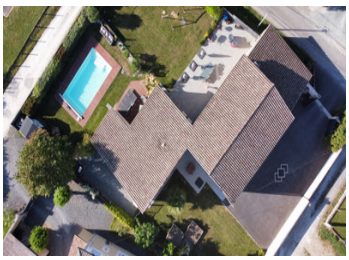
www.frenchestateagents.com

Ref: A44529GUH33 Price: 499 900 EUR

agency fees included: 3 % TTC to be paid by the buyer (485 000 EUR without fees)

Spacious family home with bed & breakfast potential – Comfort, space and quality of life















INFORMATION

Town:	La Lande-de-Fronsac
Department:	Gironde
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	1211 m2

IN BRIEF

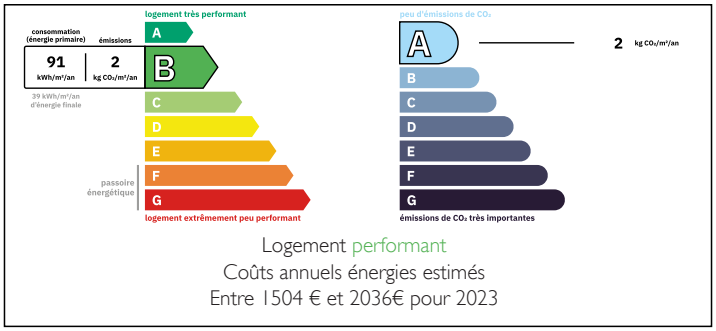
Spacious family home of over 200 m², located in a quiet environment, offering generous volumes and quality features.

It includes bright living areas, a welcoming kitchen, 5 bedrooms, 3 bathrooms/shower rooms, a laundry room, and 2 toilets, perfectly suited for family living.

Outside, you will enjoy a heated 8x4 swimming pool, three terraces, a pétanque court, and a vegetable garden area, all in a peaceful setting with modern amenities (fiber internet, alarm system).

Its layout also makes it easy to run a bed and breakfast activity while maintaining privacy.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1504 € et 2036€ 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: A44529GUH33 Price: 499 900 EUR

agency fees included: 3 % TTC to be paid by the buyer (485 000 EUR without fees)







NOTES

DESCRIPTION

Are you looking for a spacious, comfortable and perfectly maintained home? This property will appeal to you with its generous volumes and quality features.

Located in a quiet and pleasant environment, this house offers over 200 m² of living space, complemented by a basement and additional areas, providing an ideal setting for family life.

Living areas:
You will discover bright and spacious living areas, a welcoming kitchen, five comfortable bedrooms, and well-designed functional spaces for everyday living. The property also features three bathrooms (or shower rooms), a laundry room, and two toilets, ensuring optimal comfort for the whole family. The overall atmosphere is warm and inviting.

Outdoor features & amenities:
The property benefits from several attractive features:

Heated and secured 8x4 swimming pool
Three terraces to fully enjoy outdoor living
Pétanque court for social gatherings
Raised garden beds ideal for a vegetable garden
Peaceful surroundings
Modern comfort: fiber internet, alarm system

Additional features:
Garage, parking spaces and storage areas complete this property, perfectly suited for family living.

Thanks to its layout, the house also offers the possibility to easily run a bed and breakfast activity while preserving the privacy of the main living areas, providing valuable additional potential.

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