

## Hausmann-style townhouse

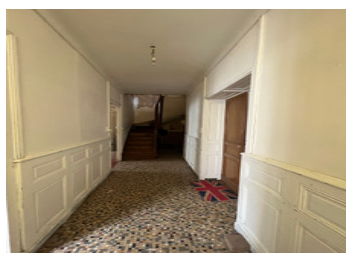
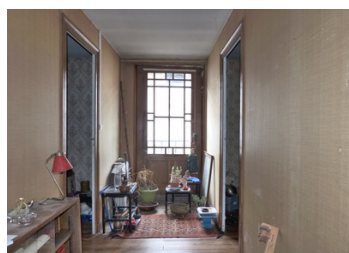


## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Sainte-Foy-la-Grande |
| Department: | Gironde              |
| Bed:        | 3                    |
| Bath:       | 1                    |
| Floor:      | 129 m2               |
| Plot Size:  | 0 m2                 |

## IN BRIEF

This Hausmann-style town house comprises on the ground floor an entrance hall, a living room, a dining room and a kitchen with access to the garage. Upstairs the house includes a landing, a bathroom with WC and three bedrooms. The house includes a garage of 41,75m<sup>2</sup> with a convertible attic of 39,57m<sup>2</sup>.

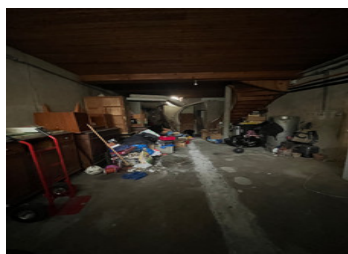


## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

In the heart of the bastide, this house is close to shops, amenities, and the renowned market of Sainte-Foy-la-Grande. The train station linking Bordeaux to Sarlat is a 10-minute walk away.

At the ground floor

- Entrance 9m<sup>2</sup>
- Dining room 14m<sup>2</sup>
- Living room 27,33m<sup>2</sup>
- Kitchen 13,77m<sup>2</sup> giving access to a garage

First floor

- Landing 7,70m<sup>2</sup>
- Three bedrooms 15,82m<sup>2</sup>, 16,82m<sup>2</sup> and 13,26m<sup>2</sup>
- Bathroom with WC 11,74m<sup>2</sup>

- Garage 41,75m<sup>2</sup> with convertible attic of 39,57m<sup>2</sup>

The Pays Foyen region, with Pineuilh and Sainte-Foy-la-Grande as the main towns, offers all the amenities, services and SNCF station (Bordeaux-Bergerac-Sarlat line) with TGV and LGV to Paris. The A89 motorway (Bordeaux to Clermont-Ferrand) is 24 km to the north. The airports of Bergerac (25 km) and Bordeaux (74 km) offer international flights. The world heritage town of Saint-Émilion is 35 km away and the Château des Vigiers with its 27-hole golf course just 6 km away. Bordeaux, a true cosmopolitan metropolis and center of the Gironde, rich in architecture, shops, restaurants and culture, was voted best European destination in 2015.

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

## NOTES