LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45307CAH33 Price: 185 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (172 898 EUR without fees)

One of the most elegant addresses within the bastide of Sainte-Foy la Grande.















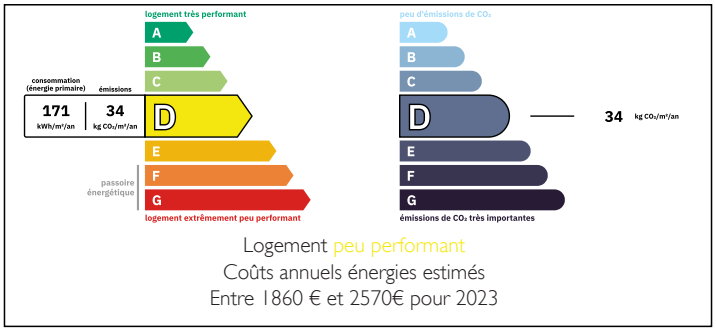
INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	0 m2

IN BRIEF

This elegant apartment in a historic building of six flats with a lift is in a lively small French town. The three-bedroomed top-floor flat full of features and views over the Dordogne River is a must have. It is in excellent condition and offers comfort, security, privacy and doorstep access to shops, restaurants, train station, schools, hospital, multi-screen cinema etc. By train, Bordeaux city centre lies exactly one hour to the West and Bergerac 15 minutes East, both cities also have international airports.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1860 € et 2570€ 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

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LOCAL TAXES

Taxe foncière:	**1133 EUR**

NOTES

DESCRIPTION

Not only does the apartment stand out in its own right but the entire building does likewise. From the double entrance with two levels of security, one immediately appreciates the level of upkeep and workmanship. An orderly and spacious utility room houses the meters, waste bins and cleaning facilities. Through locked doors is access down to the individual boxes in the arched cellar.

The four-person lift or the large and easy to use stone staircase lead to the upper two floors.

The second floor is shared by only two apartments with the lift shaft being on the far side from this property.

As you enter through the particularly large front security door the view over the Dordogne to the north banks of the river is enchanting. The spacious entrance hall benefits from floor to ceiling fitted cupboards and leads directly into the generous living room beautified by three high windows with double exposition. The stone chimney and mix of noble wall and floor materials make for a rich and comfortable environment. The practical and bright kitchen is nicely tucked away whilst being only partially separated.

From an L-shaped corridor leading from the entrance hall lie a toilet, to the right, a bedroom overlooking a garden, opposite, a bathroom with shower cubicle, bath, twin basins and a cupboard, followed by a second bedroom and, on the other side of the corridor, the current office/bedroom that leads to the unique and marvelously glazed loggia with direct access to...