LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46192CAH33 Price: 150 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

House with garden and garage, close to all amenities.







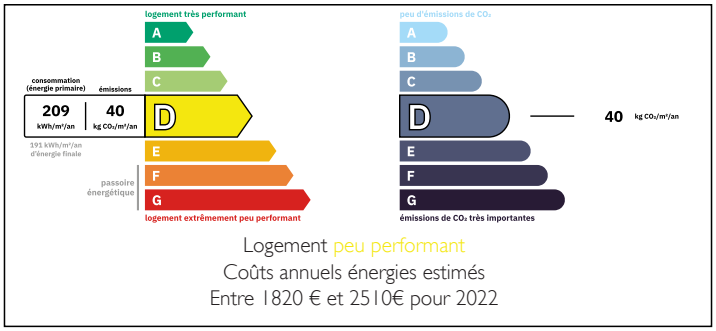








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1820 € et 2510€ pour 2022

INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	651 m2

IN BRIEF

Located in a residential neighborhood, this house—built over a basement level—is close to shops, schools, amenities, and the Sainte-Foy-la-Grande train station (Bordeaux/Sarlat line).

Set within an enclosed garden of approximately 650 m², the ground floor features an entrance hall, a garage, a laundry room, a playroom, an office, and a shower room.

Upstairs, the living area is arranged around a hallway leading to a separate kitchen and a bright living-dining room; the latter boasts a large picture window opening onto a pleasant terrace that overlooks the garden. The sleeping area comprises three bedrooms, a shower room, and a separate toilet.

At the rear of the house, there is a pleasant covered terrace, perfect for enjoying social moments with family or friends.

Ideally situated on the edge of the *bastide* town of

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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DESCRIPTION

Entrance hall: 5.83 m²
Kitchen: 13.62 m²
Living/dining room: 20 m²
Hallway: 4.40 m²
Bedroom 1: 10.38 m²
Bedroom 2: 11.07 m²
Bedroom 3: 13.84 m²
WC: 1.13 m²
Shower room: 3.34 m²

Basement:
Shower room
Office
Playroom
Laundry room
Garage

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

NOTES

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