

Bourgeoise town house with five bedrooms and a two-bedroom gite.

EXCLUSIVE

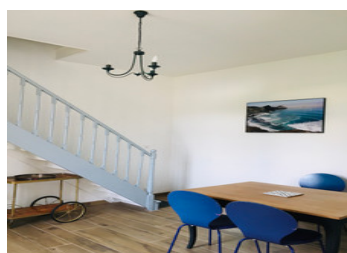
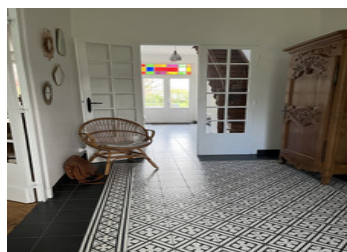


INFORMATION

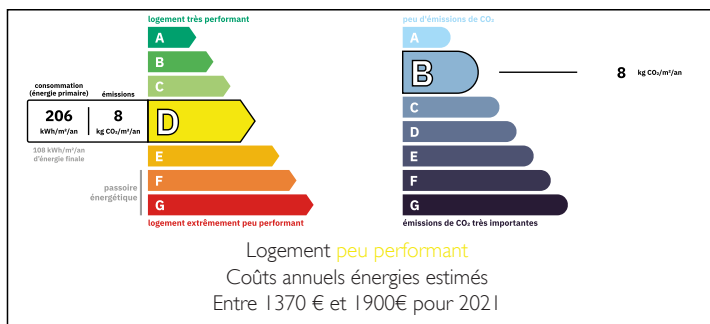
Town:	Pineuilh
Department:	Gironde
Bed:	7
Bath:	3
Floor:	280 m2
Plot Size:	3854 m2

IN BRIEF

Located in the immediate vicinity of shops, schools, and the Sainte-Foy-la-Grande train station, this pleasant property features a five-bedroom main house, an independent two-bedroom gîte, a swimming pool, a spacious terrace, a garage, and an enclosed garden. It is an ideal setup for a large family or a hospitality business right on the edge of town.



ENERGY - DPE



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

Located on the outskirts of the *bastide* town of Sainte-Foy-la-Grande, close to all amenities, this beautiful property combines comfort, spacious interiors, and commercial possibilities.

The front-to-back entrance (22.90 m²) of the main house leads to a bright living/dining room (37 m²), a separate kitchen (10.45 m²), two bedrooms (22.20 m² and 12.20 m²), a bathroom with a toilet (7.15 m²), a laundry room (13.60 m²), and a separate toilet (2.30 m²).

Upstairs, you will find a vast games room (26.50 m²), ideal for children or as a relaxation area, three additional bedrooms (17.30 m², 15 m², and 14.5 m²), and a second bathroom with a toilet (6.40 m²).

The basement houses the heating boiler and offers valuable storage space.

Outside, the property's charm is immediate, featuring a fully enclosed garden, a pleasant terrace with a bioclimatic pergola, a swimming pool perfect for sunny days, a garage and two wells.

A real asset of this property is its independent gîte, perfect for hosting family and friends or developing a holiday rental business. The ground floor comprises a living/dining room, a separate kitchen and a bathroom with a toilet. Upstairs, two adjoining bedrooms complete the space.

In terms of comfort, both houses benefit from mains drainage and double glazing; the main house has oil-fired central heating, while the gîte has electric heating. Solar panels are also installed, helping to reduce energy costs. This property will appeal to buyers with its high ceilings, decorative coving, fireplaces, traditional wood and tile flooring, and...

LOCAL TAXES

Taxe foncière: 1597 EUR

NOTES