LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46908GUH33 Price: 335 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (320 000 EUR without fees)

Modern 3 bed house 20km from Bordeaux















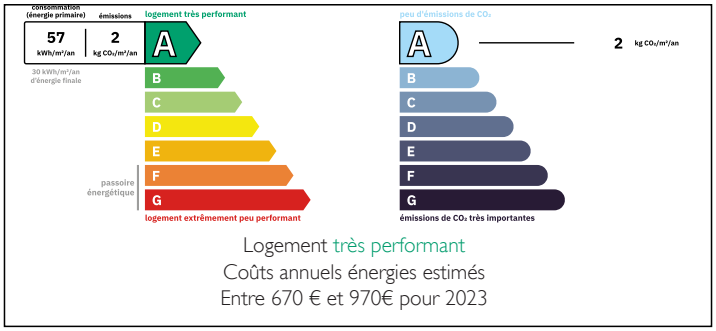
INFORMATION

Town:	Sadirac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	553 m2

IN BRIEF

Sadirac (33670), in the heart of the Créonnais area, about 20 km from Bordeaux, in a quiet setting, with a primary school and a grocery shop close by. Recent home completed in late 2022, with 116 sqm of living space, on an enclosed 553 sqm plot with an electric gate. Ground floor: a spacious air-conditioned living room, kitchen, pantry, entrance hall and separate WC. Upstairs: three bedrooms including a master suite with private shower room and dressing room, a separate shower room and a WC. Heat-pump water heater, electric home-automation roller shutters, electric heating in the bedrooms, compliant mains drainage, fibre broadband in the town. Garden shed for storage, a workshop or bikes. Recent build, no works required. A practical, secure and functional home, designed for family comfort.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 670 € et 970€ 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.

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LOCAL TAXES

Taxe foncière:	**1347 EUR**

NOTES

DESCRIPTION

In Sadirac, in the heart of the Créonnais area, this house completed in late 2022 offers 116 sqm of living space, three bedrooms including a master suite, and an enclosed 553 sqm plot with an electric gate. The setting is quiet, with a primary school and a grocery shop close by.

AREAS
Ground floor
Entrance hall: 2.70 sqm
Living room: 42.00 sqm
Kitchen: 10.00 sqm
Pantry: 4.00 sqm
Separate WC

First floor
Bedroom 1 (master suite): 11.90 sqm
Private shower room: 6.38 sqm
Dressing room: 5.36 sqm
Bedroom 2: 11.04 sqm
Bedroom 3: 11.04 sqm
Separate shower room: 5.07 sqm
WC: 1.80 sqm

Total living area: 116 sqm

GROUND FLOOR
The entrance hall leads to a 42 sqm living room: dining area, lounge, relaxation corner or home-working space, it adapts to each family's routine. This level is air-conditioned. The 10 sqm kitchen extends the living space. A 4 sqm pantry holds appliances and provisions, and a separate WC completes the level.

FIRST FLOOR
Three bedrooms. The largest, at 11.90 sqm, forms a master suite with a private 6.38 sqm shower room and a 5.36 sqm dressing room. The two other bedrooms, 11.04 sqm each, can serve as children's rooms, a guest room or a home office. A separate 5.07 sqm shower room and a 1.80 sqm WC are shared by the floor. This level has electric heating